

GREENVILLE CO. S.C.
1977 3 25 PM

MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)
JOSEPH E. ALDERMAN, JR. and SUSAN B. ALDERMAN (herein "Borrower") and the
Mortgagee FIRST PIEDMONT BANK AND TRUST COMPANY
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Six Thousand and No/100
Dollars (\$ 6,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on demand
on or after October 10, 1977; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Six Thousand
and No/100 Dollars (\$6,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in the State of South Carolina, County of Greenville, being known
and designated as 0.91 acres, more or less, as shown on plat of Property
of J. E. Alderman, Jr., prepared by W. R. Williams, Jr., Engineer, dated
December 12, 1975, and recorded in the RMC Office for Greenville County,
S. C., in Plat Book 5-0, Page 491, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Chestnut Ridge at the
joint rear corner of premises herein described and property now or formerly
of Goldsmith, and running along the northern side of Chestnut Ridge, the
following courses and distances: N. 47-14 W., 73.7 feet to an iron pin;
N. 51-21 W., 91.3 feet to an iron pin; N. 25-13 W., 40.7 feet to an iron
pin; N. 26-14 E., 41 feet to an iron pin; N. 56-59 E., 89.9 feet to an
iron pin; N. 75-02 E., 61.3 feet to an iron pin; S. 60-05 E., 60.1 feet to
an iron pin; S. 45-44 E., 109.2 feet to an iron pin at the joint rear corner
of premises herein described and property now or formerly of Goldsmith;
thence with the line of property now or formerly of Goldsmith, S. 45-12 W.,
150.2 feet to an iron pin; thence S. 44-48 E., 6 feet to an iron pin; thence
S. 45-12 W., 12 feet to an iron pin; thence N. 44-48 W., 6 feet to an iron
pin; thence S. 45-12 W., 35.5 feet to an iron pin, the point of beginning.

This mortgage is secondary and junior in lien to that certain mortgage given
by Joseph E. Alderman, Jr. and Susan B. Alderman to Fidelity Federal Savings
and Loan Association, dated December 19, 1975, recorded December 22, 1975,
in Mortgage Book 1356, Page 392 in the RMC Office for Greenville County,
South Carolina.

The above described property is the same property conveyed to Mortgagors
herein by deed of Vina Patrick McCauley, dated June 4, 1974, recorded June
4, 1974, in Deed Book 1000, Page 491, RMC Office for Greenville County.

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