

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Richard J. Whelan and Gloria M. Whelan
(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard L. Main

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TEN THOUSAND and No/100-----

----- Dollars (\$ 10,000.00) due and payable according to the terms of the note for which this mortgage stands as security.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain 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, in Chick Springs Township, being known and designated as Lot No. 337 of a subdivision known as Botany Woods, Sector VII, as shown on a plat thereof prepared by Piedmont Engineering Service, in June, 1962, and recorded in the RMC Office for Greenville County in Plat Book YY at Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wilmington Road, the joint front corner of Lots Nos. 336 and 337, and running thence along the joint line of said lots, S. 38-49 E. 234.2 feet to an iron pin in the rear line of Lot No. 174 of Sector III; thence along the rear line of that lot, N. 29-28 E. 45.0 feet to an iron pin at the rear corner of Lot No. 175 of Sector III; thence along the rear line of that lot, N. 35-28 E. 172.0 feet to an iron pin on the southern edge of Wilmington Road; thence following the curvature of Wilmington Road, the chords of which are N. 48-45 W. 80.0 feet; N. 70-30 W. 60.0 feet; S. 76-25 W. 70.0 feet and S. 57-50 W. 100.0 feet, to the beginning corner.

This being the identical property conveyed to the mortgagors herein by deed of Wanda Y. Farrar, dated October 8, 1976, and recorded October 22, 1976, in Greenville County Deed Book 1045 at Page 56.

THIS IS A SECOND MORTGAGE.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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