

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1977 10 20

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE O'SHIELDS BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. SIDNEY GARRETT, FRANK S. LEAKE, JR. AND J. CALVIN SUMMEY

P. O. Box 7, Mauldin, S.C. 29662

(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 FIVE THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 5,500.00) due and payable

ONE (1) YEAR FROM DATE OR UPON SALE OF PROPERTY, WHICHEVER FIRST OCCURS.

with interest thereon from NO INTEREST at the rate of per centum per annum, to be paid:

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:

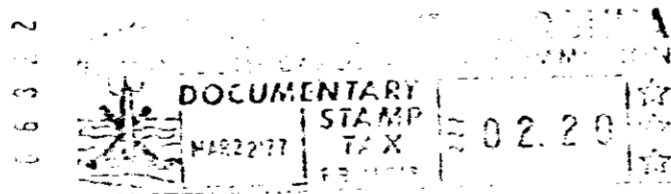
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the southern side of Holly Lane, known and designated as Lot No. 84, on a Plat of Holly Springs, Sec. 2, recorded in the RMC Office for Greenville County in Plat Book 4R at page 54, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Holly Lane, joint corner of Lots No. 84 and 83 and running thence with said Holly Lane, S. 89-40 E., 90 feet to an iron pin; thence with the joint line of Lots No. 84 and 85, S. 2-43 W., 149.2 feet to an iron pin; thence S. 89-00 W., 45.0 feet to an iron pin; thence N. 89-30 W., 45.0 feet to an iron pin at the joint rear corner of Lots No. 84 and 83; thence with the joint line of said lots, N. 2-41 W., 150 feet to an iron pin on the southern side of Holly Lane, the point of beginning.

It is understood and agreed that this mortgage shall be second and junior in lien to that certain mortgage held by First Federal Savings and Loan Association, dated March 21, 1977 in the amount of \$28,400.00 and recorded in the RMC Office for Greenville County in Mortgage Book 1392 at page 142.

This is the same property conveyed to the mortgagor by Deed of mortgagees, dated March 21, 1977 and recorded in the RMC Office for Greenville County on March 22, 1977 in Deed Book 1053 at page 136.



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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