

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JAN 13 10 49 AM '83
DONNIE TANKERSLEY
R.M.C.

BOOK 1591 PAGE 711

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William R. Drummond and Jerusha S. Drummond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation,
Post Office Box 2207, Greenville, South Carolina 29602

(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 Twenty Thousand Dollars and No/100-----

-----Dollars (\$20,000.00) due and payable
as follows: the first payment of \$900.00 consisting of interest only shall be due and payable July 12, 1983; the next payment shall be \$900.00 consisting of interest only and shall be due and payable January 12, 1984; the following payments shall be due and payable in 47 consecutive monthly installments of \$497.70 on the 12th day of each month commencing February 12, 1984 with a final payment of \$497.74
with interest thereon from July 12, 1983 at the rate of 9% per centum per annum, to be paid according to the terms of said note.

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, City of Greenville and being more particularly described as follows:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot No. 8 of Adams Mill Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4R at Page 31, and according to a more recent plat prepared by Carolina Surveying Company, dated November 28, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-J at Page 27, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Whitestone Avenue at the joint front corner of Lots 8 and 9 and running thence with the joint line of said lots, N 34-47 E 160 feet to an iron pin; thence S 55-13 E 100 feet to an iron pin; thence S 34-47 W 160 feet to an iron pin on the northeastern side of Whitestone Avenue; thence running with said Whitestone Avenue, N 55-13 W 100 feet to the point of BEGINNING

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record on the premises or on the recorded plat which affect the property hereinabove described.

THIS property is known and designated as Block Book No. M7.5-1-8.
Being the same property conveyed to William R. Drummond and Jerusha S. Drummond by deed of Carolyn A. Hockenberry dated December 5, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1138 at page 501.

This mortgage is junior and subordinate to a mortgage given to First Federal Savings and Loan dated December 5, 1980 in the principal amount of \$34,700, which mortgage is recorded in the RMC Office for Greenville County in mortgage Book 1526 Page 726.

This mortgage is also junior and subordinate to a mortgage given to First Federal Savings and Loan Association dated, December 5, 1980 in the principal amount of \$8,500.00, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1526 at Page 730.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 08.00
JAN 13 1983
28.1123

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 such 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.

9 7 11 1

4328 RV-2