

MORTGAGE OF REAL ESTATE

FILED

GREENVILLE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 19 4 43 PM '73

MORTGAGE OF REAL ESTATE

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BY ALL WHOM THESE PRESENTS MAY COME TO

(SECOND MORTGAGE)

WHEREAS, BRENDA M. TOMBLIN

hereinafter referred to as Mortgagor is well and truly indebted unto EDWARD M. CONNELL

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand Seven Hundred Seventy-Two and 05/100----- Dollars \$5,772.05 due and payable

ONE YEAR AFTER

(according to the terms of note dated herewith) PAYABLE ON DEMAND, WITH INTEREST FROM DEMAND AT 12% TO BE PAID NO LATER THAN ONE YEAR AFTER DEMAND. CANCELLED UPON MARRIAGE OF MAKER AND PAYEE.

with interest thereon from See above at the rate of per centum per annum, to be paid

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor in such further sums as may be advanced to or for the Mortgagee'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 amount of 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, as aforesaid, has granted, sold, conveyed, released, and confirmed by deed to the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00, the Mortgagee has hereunto set his hand and seal, and by the Mortgagee, it and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, sold, conveyed, released, and confirmed 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, hereafter designated therein, situate, lying and being in the State of South Carolina, County of Greenville, north of Hunting Hollow Road and being shown as a triangular portion of Lot No. 99 on a survey for Terry G. Cline Co., Inc., prepared by Carolina Surveying Company, dated November 26, 1973, and revised December 11, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-E at Page 107, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the property line separating Lots Nos. 93 and 99 at a point 54.2 feet north of Hunting Hollow Road and running thence on a new line cutting into Lot No. 99, N. 6-43 E., 34 feet to an iron pin; thence N. 12-41 W. 16.9 feet to an iron pin; thence N. 11-10 W. 36.1 feet to an iron pin at the joint rear corner of Lots Nos. 98 and 99; thence running with the old property line separating Lots Nos. 93 and 99, S. 4-30 E. 85.9 feet to the point of beginning; being a portion of the property conveyed to Terry G. Cline Company, Inc. by deed from Cothran & Darby Builders, Inc., and M. G. Proffitt, Inc. by deed dated June 21, 1973 and further reference being made by deed from Terry G. Cline Company, Inc. unto James H. Tomblin & Brenda M. Tomblin by deed recorded in the R.M.C. Office in Deed Volume 994 at page 477, recorded February 28, 1974.

ALSO, 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 S. C., County of Greenville, on the Northern side of Hunting Hollow Road, being shown and designated as Lot No. 93 on a plat of FOXCROFT, Section 1, with said plat of Section 1, FOXCROFT being on record in the RMC Office for Greenville County, South Carolina in Plat Book 4F at Page 2, 3 and 4, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Hunting Hollow Road at the joint front corner of Lots Nos. 93 and 94 and running thence with the common line of said lots, N. 22-27 E., 165 feet to an iron pin, rear of Lot No. 95; thence N. 75-25 E. 95.1 feet to an iron pin at the rear of Lot No. 98; thence S. 4-30 E., 204.9 feet to an iron pin on the Northern side of said Hunting Hollow Road, joint front corner of Lots Nos. 93 and 99; thence running with the Northern side of the said Hunting Hollow Road, the following courses and distances: S. 86-44 W., 10 feet to an iron pin; N. 88-53 W., 55 feet to an iron pin; N. 80-07 W., 55 feet to an iron pin; and N. 71-21 W., 55 feet to the point and place of beginning.

This being the same property deed unto the said James H. Tomblin and Brenda M. Tomblin by deed recorded in the RMC Office for Greenville County, in Deed Book 933 at page 172, recorded January 5, 1972.

Together with all and singular rights, members, tenements, 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 thereon, 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, assigns, and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the premises free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend all and sing for the said premises unto the Mortgagee, its heirs, assigns, and assigns against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof

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