

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. PAUL MEGILLIGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE PROPERTIES, LTD., A LIMITED PARTNERSHIP

(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 NINE THOUSAND AND NO/100

Dollars (\$ 9,000.00) due and payable

within five (5) years from the date hereof as follows: the sum of \$2,250.00, together with all interest then due, on October 15, 1976, and the sum of \$2,250.00, together with all interest then due, on the 15 day of each and every October thereafter until paid in full

with interest thereon from date at the rate of six per centum per annum, to be paid: as aforesaid

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, with all improvements thereon, Paris Mountain Township, lying on the southern side of Cedar Lane Road, and being shown and designated as Unit A-3 of Centre West, Horizontal Property Regime, as is more fully described in the Declaration of Condominium, dated June 10, 1974, and recorded in the RMC Office for Greenville County on June 12, 1974 in Deed Book 1001, pages 27 through 78, inclusive.

This is the identical property conveyed to the mortgagor herein by Deed from R. Corporation of even date to be recorded in the RMC Office for Greenville County.

This mortgage is given for the purpose of securing a portion of the purchase price of the above described property, but, however, is a junior in lien to that first mortgage given by the mortgagor herein to First Federal Savings & Loan Association this date in the original principal amount of \$27,000.00.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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