Rt. 1, Langley Rd. Travelers Rest, SC

GEEL SHEE

59681502 FAGE 281

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OF THE STATE STATE

RESTRICT

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WHEREAS. MARY JANE H. BISHOP

(hereinafter referred to as Mortgagor) is well and truly indebted unto PERCY HAGAN

(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 Fifteen Thousand, Nine Hundred and No/100-------

Dollars (\$ 15,900.00 ) due and payable

on demand.

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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 Mortgagor at any time for advances made to or for his account by the Mortgagore, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagore 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 Mortgagore, 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 O'Neal Township, in Schoold District No. 356, containing 4.36 acres, more or less, as shown on plat of Gary and Connie W. Styles made by Terry T. Dill, Engineer, dated September 28, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-E at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Langley Road at the corner of Balding, and running thence N. 01-31 E. 674 feet to an iron pin; thence N. 52-51 E. 399 feet to an iron pin; thence S. 00-40 W. 354 feet to an iron pin; thence S. 49-25 W. 112.7 feet to an iron pin; thence S. 06-52 W. 435 feet to an iron pin in the center of said Road; thence along the center of Langley Road, S. 73-50 W. 200 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Percy Hagan dated August 13, 1974, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to the Federal Land Bank in the original amount of \$18,800.00, recorded in the RMC Office for Greenville County, S.C. on August 13, 1974 in Mortgage Book 1319 at Page 619.

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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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