

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Allen C. Carter,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert L. Flanagan, Jr., and Diane P. Flanagan,

(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 -----
Six Thousand Six Hundred and No/100----- Dollars (\$ 6,600.00) due and payable in monthly installments of \$52.20 each, the first such installment being due and payable on or before the 15th day of March, 1973, and a like amount on the 15th day of each and every month thereafter until paid in full,

with interest thereon from _____ date _____ at the rate of five (5%) per centum per annum, to be paid: monthly.

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, near the City of Greenville, being known and designated as Lot No. 2 on Plat of Property of W. E. McClain, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book X, Page 159, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northeast intersection of Welcome Road and Bainbridge Dr. and running thence along Bainbridge Drive, N 13-40 W, 160 ft. to an iron pin; thence N 74-50 E, 89 ft. to an iron pin, joint rear corner Lots 1 and 2; thence S 13-52 E, 160 ft. to an iron pin on Welcome Road, joint front corner Lots 1 and 2; thence along Welcome Road S 74-50 W, 90.8 ft. to an iron pin, the point of beginning.

This is a second mortgage, junior in priority of lien to that certain mortgage dated February 27, 1973; Allen C. Carter, Mortgagor; First Federal Savings And Loan Association, Greenville, SC, Mortgagee, in the amount of \$8,400.00, and recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1268, at Page 304.

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.