

Bank of Greer - Drawer 127, Taylors, S.C. 29687

STATE OF SOUTH CAROLINA

GREENVILLE CO. S.C.

BOOK 1447 PAGE 118

COUNTY OF GREENVILLE

3 35 PM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DENNIS S. FLYNN, JR.
R.M.C.

RECORDED

WHEREAS, James R. Flynn, Jr. and Rebecca B. Flynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer

(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 - Twelve Thousand Five Hundred and No/100--- Dollars \$12,500.00 due and payable

in ninety-six (96) equal monthly installments of One Hundred Ninety-Six and 37/100 (\$196.37) Dollars with the first installment becoming due thirty (30) days from date of the note

with interest thereon from date at the rate of 11% per centum per annum, to be paid:

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:

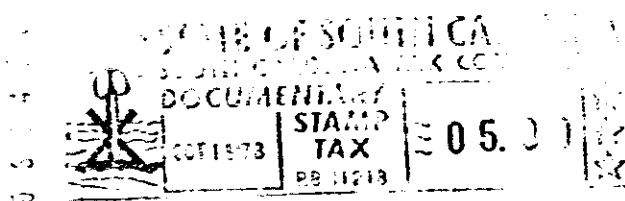
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land lying, being and situate on the North side of Valley Creek Drive, about 3 miles Northwest of the City of Greer, in the County and State aforesaid, in Oneal Township, and being known and designated as lot No. Seventy-two (72) in Section 4 of Valleyhaven Acres as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated Jan. 15, 1960 and which plat has been recorded in the R.M.C. Office for said County in Plat Book MM, at Page 167. For a more particular description see aforesaid plat.

The above described property is subject to the Restrictive Covenants as more particular set forth in Deed Book 657, at Page 115 in said office.

THIS conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, if any, affecting the above described property.

THIS is the same property conveyed to the mortgagors herein by deed of Byron K. Putman as recorded in the RMC Office for Greenville County, S.C. in Deed Book 914 at Page 295, on May 6, 1971.



THIS IS A SECOND MORTGAGE

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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