

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. B. LANDERS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA (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 Three Thousand Five Hundred and no/100-----DOLLARS (\$ 3,500.00), with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

twelve (12) months from date or upon transfer of ownership of the subject property, whichever first occurs.

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, on the northwestern side of the cul-de-sac of Canebreak Lane, being shown and designated as Lot 59 on plat of Powderhorn, Section I, prepared by Piedmont Engineers and Architects, dated July 26, 1973, revised January 7, 1974, February 26, 1974 and March 1, 1974, recorded in the R. M. C. Office of the Greenville County Court House in Plat Book 4X at Page 95 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Canebreak Lane at the joint front corner of Lots 59 and 60 and running thence along said lane S. 28-53 W. 18.3 feet to a point on the cul-de-sac of said lane; thence along the curve of said cul-de-sac S. 57-55 W. 26.7 feet to a point; thence S. 26-36 W. 25 feet to an iron pin at the joint front corner of Lots 58 and 59; thence along the common line of said lots S. 86-04 W. 160 feet to an iron pin at the joint rear corner of said lots; thence S. 22-27 E. 121.4 feet to an iron pin at the joint rear corner of Lots 59 and 60; thence S. 72-40 E. 163.25 feet to an iron pin at the joint front corner of said lots, the point of beginning.

This mortgage is secondary and junior in lien to that of the mortgagor to Fidelity Federal Savings & Loan Association in the original amount of \$34,000.00 dated October 17, 1975.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.



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