15 [2 57] []

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. NELSON GARRISON AND SHERRY S. GARRISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FIRST NATIONAL BANK OF SOUTH CAROLINA

Dollars (\$ 33, 202.68) due and payable

as specified in said promissory notes.

XXXXXXXXXX

KEGESTSKKKKEGESKKKKKKEE

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land, lying and being in the State of South Carolina, County of Greenville, with all improvements thereon, known as Unit No. 8, in University Ridge Horizontal Property, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 4F at pages 55 and 56.

ALSO: all that piece, parcel or lot, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as Unit No. 42 in University Ridge Horizontal Property, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 4F at pages 55 and 56.

This mortgage is subordinate to mortgage held by Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1314 at page 681, covering Unit No. 8 as above described, and to mortgage held by Carolina Federal Savings and Loan Association of Greenville, recorded in Mortgage Book 1323 at page 71, covering Unit No. 42.

The within mortgage is given as substitute security for that certain mortgage previously given by the mortgagers to the mortgage, recorded in Book 1332 at page 384, which mortgage was cancelled, in consideration of the giving of the within mortgage. Further, the within mortgage shall be deemed to be pursuant to a loan agreement entered into between the parties dated January 24, 1975, it being understood that a default under the terms of said loan agreement, and/or under the terms of any one of the promissory notes hereinafter described shall be deemed to constitute a default under each of said promissory notes and under the terms of the within mortgage. The promissory notes which this mortgage secures are promissory note dated January 31, 1975, in the amount of \$10,000.00; promissory note date January 31, 1975, in the amount of \$18,202.68; and promissory note dated January 31, 1975, in the amount of \$5,000.00.



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

4328 W.Z.

10