

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
500

S. C.
PM '80
RSLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT L. FLANAGAN, JR. & DIANE P. FLANAGAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF RICHARDSON COMPANY

(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 AND NO/100-----

Dollars (\$ 3,000.00) due and payable

in full six (6) months from date,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: at maturity.

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, the Mortgagee's heirs, 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, and being shown and designated as 52.2 acres, more or less, on a survey entitled "Property of Robert L. Flanagan, Jr. and Diane P. Flanagan" prepared by Freeland & Associates dated February 24, 1977 and recorded in Plat Book 6-C at Page 9 in the RMC Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northern side of Bessie Road and running N. 68-09 W. 506.2 feet to a point; thence N. 79-02 W. 302.3 feet to a point; thence N. 12-15 E. 174.2 feet to a point; thence N. 77-02 W. 90.1 feet to a point; thence S. 12-15 W. 195.9 feet to a point; thence N. 86-15 E. 29.5 feet to a point; thence S. 74-54 E. 235.7 feet to a point; thence N. 22-41 E. 204.6 feet to a point; thence N. 13-29 E. 100.0 feet to a point; thence N. 79-56 W. 172.0 feet to a point; thence N. 4-37 E. 1144.2 feet to a point; thence N. 88-34 E. 913.8 feet to a point; thence S. 79-05 E. 492.8 feet to a point; thence with the joint line of property now or formerly of R. L. Flanagan, Jr. S. 29-08 E. 649.8 feet to a point; thence with the joint line of property now or formerly of Jones, S. 59-49 W. 239.6 feet to a point; thence S. 26-59 W. 969.8 feet to a point; thence S. 9-00 E. 145.0 feet to a point on the northern side of Bessie Road, the point of beginning.

This is a portion of the same property conveyed to the mortgagors herein by J. L. Banks and Mary Eskew Banks by deed dated December 10, 1971 and recorded December 14, 1971 in deed volume 931 at page 533 and by a corrective deed dated September 11, 1972 and recorded September 12, 1972 in deed volume 955 at page 35 in the RMC Office for Greenville County, S. C.

This mortgage is junior in lien to that certain mortgage held by Federal Land Bank of Columbia in the original amount of \$33,000.00 dated and recorded April 27, 1977 in mortgage volume 1395 at page 818 and to that certain mortgage held by Jo Ann Wright in the original amount of \$25,000.00 dated and recorded May 30, 1978 in mortgage volume 1433 at page 600 in the RMC Office for Greenville County, S. C.

MORTGAGEE'S ADDRESS:
Jeff Richardson Company
712 East McBee Avenue
Greenville, SC

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

0459

4328 RV.2