

FEB 23 11 54 AM 1956

The State of South Carolina,

County of

GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

JOSEPH G. MURPHREE

SEND GREETING:

Whereas, I, the said Joseph G. Murphree

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to ESTON L. RODGERS and ALESTER G. FURMAN COMPANY

hereinafter called the mortgagee(s), in the full and just sum of Eight Hundred and No/100-----

-----DOLLARS (\$ 800.00), to be paid
one (1) year after date hereof,

, with interest thereon from date
at the rate of four (4%)
annually interest at the same rate as principal.
percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said ESTON L. RODGERS and ALESTER G. FURMAN COMPANY, their heirs, successors and assigns:

ALL that lot of land with the buildings and improvements thereon situate on the Southeast side of Cammer Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 38 on plat of property of G. F. Cammer, made by R. E. Dalton, Engineer, February, 1923, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "L", at page 115; said lot fronting 74 feet along the Southeast side of Cammer Avenue, running back to a depth of 202.2 feet on the Northeast side, to a depth of 200.6 feet on the Southwest side, and being 60 feet across the rear.

This is the same property conveyed to me by deed of Ambrose Dworaczyk, dated November 29, 1949, recorded in said RMC Office in Deed Book 396, at page 487.

This mortgage shall be junior in rank to the lien of those two mortgages given by me on November 25, 1949, to Fidelity Federal Savings & Loan Association, being a VA mortgage in the amount of \$1250.00, recorded in said RMC Office in Mortgage Book 442, page 533, and an FHA mortgage in the amount of \$6,000.00, recorded in said RMC Office in Mortgage Book 442, at page 537.