

STATE OF SOUTH CAROLINA,

SEP 10 12 05 PM 1960

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, Walter Franklin Kerns, of Greenville County, am well and truly indebted to D. U. Mauldin in the full and just sum of Five Hundred and No/100 - - - - - (\$ 500.00 ) Dollars.

in and by my certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Ten and No/100 - (\$10.00) Dollars each, beginning on the first day of October, 1960 and continuing on the first day of each succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Walter Franklin Kerns

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

D. U. Mauldin, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being a portion of Lot No. 16 of a subdivision known as Farr Estates as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book M, at page 19, and also being known and designated as Lot No. 4 of a subdivision of the property of D. U. Mauldin as shown on plat prepared by Jones & Sutherland, Engineers, June, 1960, and having, according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Farr Road, the joint front corner of Lots Nos. 3 and 4, and running thence along the joint line of said lots, S. 48-30 W. 125.0 feet to an iron pin; thence continuing along the joint line of said lots, S. 62-48 W. 308.3 feet to an iron pin; thence N. 56-39 W. 79 feet to an iron pin near a branch; thence along the same course 5 feet to the center of said branch; thence following the branch as the line, the traverse line of which is N. 55-39 E. 423.8 feet to a point in said branch on the southwestern side of Farr Road; thence along the southwestern side of Farr Road, S. 54-30 E. 11 feet to an iron pin; thence continuing along the southwestern side of Farr Road, S. 54-30 E. 100 feet to the beginning corner; being the same conveyed to me by D. U. Mauldin by deed of even date, to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$7000.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association of Greenville to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

D. U. Mauldin, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

*Paid in full & Cancelled  
Sept. 19, 1961*

*D. U. Mauldin*

*wit:*

*C. Spence*

28 Aug 64  
*Ollie Farnsworth*  
3:07 P.M. 6482