

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hoyt L. Walters

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. A. Moseley

(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 One Thousand and No/100

Dollars (\$1,000.00) due and payable

upon sale of property by the said Hoyt L. Walters, but in no case later than 1 November 1961, whichever may occur first.

with interest thereon from date at the rate of 0.1% (6%) per centum per annum, to be paid upon payment of principal.

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 southern side of Parisview Avenue, being shown and designated as Lot No. 16, according to a plat of Sunny Acres made by J. C. Hill, Surveyor, dated August 24, 1953, (revised 1 March 1954), recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book "E", at Pages 168 and 169, reference to said plat being craved for a more complete description thereof.

Said lot fronts 80 feet on the southern side of Parisview Avenue; runs 119 feet along its eastern side; runs 118 feet along its western side; and is 80 feet across its rear.

Subject property is herewith being conveyed by the Mortgagee to the Mortgagor herein and is hereby expressly subordinated and made junior to a construction mortgage to presently be placed on the property, the amount of which is in no case to exceed Eight Thousand and No/100 (\$8,000.00) Dollars.

This property is subject to restrictive covenants as recorded in Deed Book 100 at Page 129 in the R.M.C. Office, state and county aforesaid.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 otherwise dispose of 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.

SATISFIED AND PAID BY DEED OF 1961
 5 DAY OF Oct. 1961
 Ollie Farnsworth
 R.M.C. OFFICE
 247 P.O. 8431

State of South Carolina
 County of Greenville
 She within mortgage for \$1,000.00, secured
 by note of said amount, is hereby
 satisfied, cancelled and paid in full
 this 5th day of October 1961.

L. A. Moseley.

Ruth B. Jackson
 (W)
 L. J. Reynolds