

Morrah & Dillard

MORTGAGE OF REAL ESTATE—Office of ~~KENNETH MORRIS~~ Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 857 PAGE 171

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, GEORGE O. BAILEY and JOAN P. BAILEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MORTON S. BAILEY and FERN JEANETTE BAILEY

(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

TEN THOUSAND AND NO/100 ----- Dollars (\$ 10,000.00) due and payable

in monthly installments of \$83.05 each on the first day of each month hereafter until principal and interest are fully paid, each payment to be applied first to payment of interest and then to payment of principal.

with interest thereon from date at the rate of 5-3/4 per centum per annum, to be paid monthly.

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, City of Greenville, being known and designated as Lot No. 102, on a plat of the Estate of D. T. Smith, made by Dalton & Neves, Engineers, dated May, 1935, and recorded in the R. M. C. Office for said County and State in Plat Book "H", at page 279, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tallulah Drive, at the joint front corner of Lots No. 101 and 102, and running thence along the line of Lot No. 101, N. 20-17 W., 208.5 feet to an iron pin; thence N. 58-45 E., 48 feet to an iron pin at the joint rear corners of Lots No. 102 and 103; thence along the line of Lot No. 103, S. 22-05 E., 225 feet to an iron pin on the northern side of Tallulah Drive, joint front corner of Lots No. 102 and 103; thence along the northern side of Tallulah Drive, S. 77-03 W., 54.8 feet to an iron pin, the point of beginning.

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 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.

In subordination to mortgage lien, Sec. 8. M. Book 981 Page 27.