

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, **Claude B. Loftis, Jr.** (same as **Claude E. Loftis, Jr.**)
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Sullivan Hardware Company, a corporation, its heirs, successors and assigns** (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 ninety-seven and 57/100-----DOLLARS (\$ 1,097.57),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **Payable in monthly installments of \$25.00 on the first day of each month thereafter beginning October 1, 1961, to be applied first to interest then to principal until paid in full with interest thereon from date at the rate of six per cent, per annum, to be computed and paid monthly until paid in full.**

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 western side of St. Mark's Road bounded by property of Claude B. Loftis, Sr., Eugene A. McConnell and Wallace Evington, containing 17.75 acres more or less and described as follows:**

BEGINNING at an iron pin at the corner of property of Eugene A. McConnell and running thence N. 48-00 W. 974 to an iron pin; thence S. 58-50 W. 195 feet to iron pin; thence N. 89-35 W. 488 feet to iron pin; thence with the line of property of Wallace Evington and Eugene A. McConnell S. 15-50 E. 958 feet to a stone in line of property of Eugene A. McConnell; thence N. 70-18 E. 1165 feet to the beginning corner; and being the same property conveyed to the mortgagor by deed recorded in Deed Book 591 at Page 136

ALSO:

All that tract of land in Cleveland township, Greenville County, State of South Carolina, containing one acre more or less and described as follows:

BEGINNING at ironpin 15 feet southeast from corner of the Ferguson property and running thence S. 86-45 W. 300 feet to an iron pin; thence S. 5-40 E. 440 feet to a large oak tree marked by an iron pin; thence N. 86-45 E. to the point in property now or formerly owned by C. H. Millard; thence N. 30-30 E. a few feet to the corner of said tract; thence N. 5-40 W. 145 feet to the beginning corner; and being the same property conveyed to the mortgagor by deed recorded in Deed Book 524 at Page 238.

As to the property first described, the lien of this mortgage is junior to the lien of a mortgage held by General Supplies, Inc. as recorded in Mortgage Book 865 at Page 144 in the original sum of \$2,574.62; and as to the last tract, it is junior to the lien of a mortgage held by First Federal

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Savings & Loan in the original sum of \$3,200.00 recorded in Mortgage Book 636 at Page 115.

*Paid in full Nov. 11, 1963
Sullivan Hardware Co.
By: Claude B. Loftis
at Jas. B. Matassa W.P.*

*19 Nov
Allie F. Amos with
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