

John M. Dillard

MORTGAGE OF REAL ESTATE - Office of ~~XXXXXXXXXXXXXXXXXXXX~~ Attorney at Law, Greenville, S. C.

BOOK 879 PAGE 73

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 11 11 49 AM 1962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OF THE CITY OF NORTHWOOD  
S. C.

WHEREAS, Mrs. Grace H. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Austin

(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

Three Thousand Seven Hundred and No/100 Dollars (\$3,700.00) due and payable quarterly in the principal sum of \$500.00, together with interest on the unpaid principal balance at the rate of three (3%) per cent per annum, to be computed and paid quarterly in addition to principal, with the first quarterly payment being due March 31, 1962.

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, situate on the northern side of Covington Road, near the City of Greenville, being shown as Lot 68 of Section 2 on revised plat of Northwood Hills, recorded in Plat Book QQ, page 156, and described as follows:

BEGINNING at an iron pin on the northern side of Covington Road 174 feet west from Buncombe Road at the corner of Lot 69 and running thence with the northern side of said road, N. 75-55 W. 130 feet to an iron pin at the corner of Lot 67; thence with the line of said lot, N. 10 - 30 E. 190 feet to an iron pin in line of Lot 64; thence with the line of said lot, S. 82 - 40 E. 133.2 feet to an iron pin in the line of Lot 70; thence with the line of Lots 70 and 69, S. 5 - 50 W, 205 feet to the Beginning.

This mortgage is junior in lien to a mortgage executed by Grace H. Greene in favor of Liberty Life Insurance Company in the sum of \$19,000.00, dated July 13, 1961, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 863 at page 279.

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.