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BOOK 885 PAGE 493

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

CLAIR J. SMITH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, JOHN F. SANDERS, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLAIR J. SMITH

(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

FOUR HUNDRED TEN and No/100 - - - - - Dollars (\$ 410. 00) due and payable

eighteen months from date

with interest thereon from ~~date~~ ^{maturity} at the rate of six (6%) per centum per annum, to be paid at maturity.

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 Northwestern side of Woodville Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 131 on Plat No. 3 of Property of Overbrook Land Company dated January, 1924, made by R. E. Dalton, Engineer, recorded in the R. M. C. Office for said County and State in Plat Book "F" at page 218, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwestern side of Woodville Avenue, at the joint front corner of Lots Nos. 131 and 132, and running thence N. 20 - 09 W. 150 feet to an iron pin; thence N. 50 - 10 E. 33 feet to an iron pin; thence S. 37 - 41 E. 161.8 feet to an iron pin on Woodville Avenue; thence along Woodville Avenue S. 65 - 03 W. 80 feet to an iron pin, the beginning corner.

This Mortgage is junior in lien to that certain mortgage executed by Clair J. Smith in favor of C. Douglas Wilson & Co., dated October 3, 1961, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 870 at page 451.

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.

Paid in full and satisfied this 17th day of October 1970.

Clair J. Smith

Witnessed by Frank L. English

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Nov 1970

Oliver Jansworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:30 O'CLOCK P. M. NO. 10680