

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, LITTLEJOHNS INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Juanita D. McGuinness, her Heirs and Assigns forever:

(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

Twenty Five Thousand and No/100----- Dollars (\$ 25,000.00) due and payable

\$500.00 on the 2nd day of each month, commencing January 2, 1963

with interest thereon from date at the rate of six per centum per annum, to be paid December 31 of each year

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

All those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, on the south side of Gordon Street in Judson Mills No. 2 Village designated as Lots Nos. 1, 2, 3, 4, 5 and 6 of Block "A" according to plat by Dalton & Neves, Engineers, in March 1939, recorded in Plat Book "K", at Pages 1 and 2 together with that piece of land shown on said plat as an alley running in the rear of the lots above mentioned and having together according to said plat the following metes and bounds, to-wit: BEGINNING at the southeast corner of the intersection of Gordon Street and Georgia Avenue and running thence with Gordon Street N. 71-13 E. 214 feet to an iron pin; thence S. 0-09 E. 84.4 feet to an iron pin; thence S. 71-13 W. 200.4 feet to Georgia Avenue; thence with Georgia Avenue N. 9-24 W. 80.8 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 10 on plat of property of N. H. Harris made by R. E. Dalton, July 1920, recorded in the R. M. C. Office for Greenville County in Plat Book "E", Page 157, and having the following metes and bounds, to-wit: BEGINNING at a point on the East side of Georgia Avenue, joint front corner of Lots 10 and 11 and running thence with the line of said lots N. 71 E. 200.4 feet to a point in line of P & N. Right-of-way; thence with said right-of-way S. 2-45 E. 85 feet to rear corner of Lots 9 & 10; thence with the line of said lots S. 71 W. 190.4 feet to a point on Georgia Avenue; thence with Georgia Avenue N. 9-30 W. 82.8 feet to the point of beginning.

The above described property is the same conveyed to the mortgagor by Harold B. Spearman by deed dated December 31, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 641, Page 426.

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.

*Satisfied and canceled this
14th day of January, 1963
Juanita D. McGuinness*

*Sandy Sargent
Mary Public for
Sandy Sargent
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404
63
1963*