

MORTGAGE OF REAL ESTATE - Offices of MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE
MAR 30 8 33 AM 1963
OLLIE FARRIS WORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 917 PAGE 323

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jesse L. Marler and Hazel A. Marler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beverly D. Duncan

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifty Three Hundred and No/100

-----Dollars (\$ 350.00) due and payable

\$25.00 a month starting April 20, 1963 and continuing thereafter each and every month until fully paid for fourteen months

with interest thereon from date at the rate of _____ 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, Gantt Township, on the north side of Echols Drive, being shown as Lot #7 on Plat of Property of Elizabeth E. Voyles, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "Y", at Page 73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Echols Drive, 686.8 feet east from Augusta Road, at corner of Lot 6, and running thence with the line of said lot, N. 21-42 W., 115 feet to an iron pin; thence N. 68-18 E. 100 feet to an iron pin at corner of Lot 8; thence with the line of said lot, S. 21-42 E., 115 feet to an iron pin on Echols Drive; thence with the northern side of said Drive, S. 68-18 W. 100 feet to the beginning corner.

This is a second mortgage subject only to that first mortgage given to H. V. Higley, Administrator of Veterans Affairs dated December 11, 1957 and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 732, at Page 293 in the original amount of \$9,400.00.

The above is the same property conveyed to the Mortgagor by deed of even date and recorded in the R. M. C. Office for Greenville County in Deed Book 719, Page 297.

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 promises 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 & Satisfied in full this
24th Day of May, 1963
Witness:
J. C. Brisson*

Beverly D. Duncan

SATISFIED AND CANCELLED OF RECORD
24th DAY OF May 1963
Ollie Farris Worth
R.M.C. F
GREENVILLE COUNTY, S. C.
AT 10:15 O'CLOCK A.M. NO 20257