

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

AUG 12 2 34 PM 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN:

931-313

WHEREAS, J. Ronald Mauldin

(the Mortgagor) is well and truly indebted unto Smith & Flynn, Realtors

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

Dollars (\$ 500.00 ) due and payable

at the rate of \$43.04 a month beginning September 1, 1963 and continuing thereafter until paid in full, payments to be applied first to interest, then to principal with privilege of prepayment without penalty,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee, at any time for advances made to or for the account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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 southeastern side of Crosby Circle, near the City of Greenville, known and designated as Lot No. 130 on plat of Pafamont Park recorded in the R. M. C. Office for Greenville County in Plat Book "W", at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Crosby Circle at the joint front corner of Lots Nos. 130 and 131 and running thence along the common line of Lot 131 S. 26-00 E. 150 feet to an iron pin, joint rear corner of Lots Nos. 130 and 131; thence along the rear line of Lot No. 130 N. 64-00 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 130 and 139; thence along the common line of Lot No. 139 N. 26-00 W. 150 feet to an iron pin on the southeastern side of Crosby Circle; thence along said Circle S. 64-00 W. 70 feet to the point of beginning.

This being the same property conveyed unto me by deed dated August 9th, 1963 recorded in Deed Book 729 at Page 419.

It is expressly understood that this is a second mortgage subject only to that first mortgage given to C. Douglas Wilson & Co, on December 5, 1961 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 876, at Page 119 in the original amount of \$11,300.00.

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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

*Paid in full this 6th day of August, 1964*

*Smith & Flynn Realtors  
By H. C. Smith  
John M. Flynn*

*wit: Grace P. Satterfield*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Aug 1964

*Allie Farnsworth*

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

AT 4:43 O'CLOCK P. M. NO. 4185