

OCT 2 10 57 AM 1963

MORTGAGE OF REAL ESTATE

BOOK 936 PAGE 215

GREENVILLE, S. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Charles V. Hannon, of Greenville County, State of South Carolina,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. Baumgardner,

(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 TWO HUNDRED TEN and no/100  
Dollars (\$ 210.00 ) due and payable

Six (6) months after date,

with interest thereon from date at the rate of Six per centum per annum, to be paid & computed semi-annually;

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 eastern side of U. S. Highway No. 29 leading from City of Greenville to Piedmont, being shown and designated as Lot Number Fifty Two (No. 52) of Block "C" of Oakvale Terrace subdivision, and, according to survey and plat made by Pickell & Pickell, Engrs., March 7, 1946, recorded in Plat Book "M" at page 151 in the R. M. C. office, having the following metes and bounds, to-wit:

BEGINNING at a point on eastern side of said U. S. Highway No. 29, at its intersection with a new Street known as Oakvale Drive, and running thence S. 72-45 E. 200 feet along northern side of Oakvale Drive to point, joint corner with Lot No. 53 of said plat; thence N. 18-30 E. 100 feet along line of Lot No. 53 to a point, joint rear corner with Lot No. 51; thence N. 72-45 W. 200 feet along line of Lot No. 51 to point on eastern side of said U.S. Highway No. 29; thence along eastern side of said U. S. Highway No. 29, S. 18-30 W. 100 feet to the point of beginning.

There is located on said property a cement block building.

The above described property is the same conveyed to me this day by Kelly Turner and Irvine Turner by their deed of this date, same to be recorded in said R. M. C. office along with this Mortgage.

This Mortgage is executed by me to secure the payment of a part of the purchase price for said property, and is a purchase money Mortgage; and this Mortgage is a second Mortgage over said property, being second and junior to a first Mortgage over same executed by Kelly Turner and Irvine Turner to Mrs. Gladys H. Ellison, for the original sum of \$1900.00, same dated June 1, 1963, and recorded in said R. M. C. office on June 7, 1963, in Vol. 924 at page 506.

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 this the 27th day of Feb. 1965.*

*H. L. Baumgardner*

*London W. Kelley*

*J. J. Berry*

SATISFIED AND CANCELLED OF RECORD

*3rd DAY OF March 1965*  
*Allie Lammwood*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
*11:00 O' CLOCK A.M. NO. 24474*