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TO ALL WHOM THESE PRESENTS MAY CONCERNS

FILED
OCT, 8 1963 F
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WHEREAS

ľ, Jer‱me`K. Jay

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Joe H. Britt

(hereinafter referred to as Mortgages) as evidenced by the Mortgagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of

at the rate of One Hundred Dollars (\$100.00) on the first day of each and every month hereafter until paid in full, commencing on the 1st day of October, 1963, said payments applicable first to interest and balance to principal

with interest thereon from date at the rate of seven a per centum per annum, to be paids in onthly

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 aforesald 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has grant-acquired, sold and released, and by these presents does grant, hargain, sell and release unto the Mortgagoe, its successors and assigns:

"ALL that certain place, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, County of Greenville, containing one (1) acre, more or less, and being shown and designated as the property of Jerome K. Jay on plat of property prepared by C. C. Jones, Engineer, March 20, 1961, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of a fifty foot ingress road, and running thence with the northerly side of said road, S. 53-09 E., 253 feet to an iron pin; thence N. 36-51 E., 163.1 feet to an iron pin; thence N. 53-09 W., 276.6 feet to an iron pin; thence S. 32-30 W., 61 feet to an iron pin; thence S. 26-11 W., 104.10 feet to the point of BEGINNING.

THIS IS A SECOND MORTGAGE, second in priority to that certain mortgage from Jerome K. Jay to Home Building and Loan Association, Easley, South Carolina, recorded in the RMC Office for Greenville County, South Carolina.

Together with all and singular rights, members, herditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 seid premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinsbove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

For Satisfaction see a. E. M. Brok 1056 Page 142

Blie Samewarth M. G. FOR GREENWHILE COUNTY M. Misther Ways de male Dale