

JAN 16 10 34 AM '64
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM E. SUTTON and WILLA M. SUTTON

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

HENRY C. HARDING

(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

Sixteen Hundred and No/100 ----- Dollars (\$ 1,600.00) due and payable

ninety (90) days from date

with interest thereon ^{after maturity} from date at the rate of six (6%) per centum per annum, to be paid:

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 lot of land on the Northern side of Fairmont Avenue, in Greenville County, South Carolina, being shown and designated as Lot 141 on a plat of Belmont Heights, prepared by Piedmont Engineering Service, dated January 1962, and entitled "Revision of Lots Nos. 139, 143 and 125, Section 2, Belmont Heights", and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Fairmont Avenue, at joint front corner of Lots 140 and 141, thence with the joint line of said lots, S. 40-11 E. 191.1 feet to an iron pin; thence N. 76-23 E. 81.8 feet to an iron pin at the joint rear corners of Lots Nos. 141 and 142; thence along the joint line of said lots, N. 40-11 W. 229.1 feet to an iron pin on the Southern side of Fairmont Avenue; thence along the Southern side of Fairmont Avenue, S. 54-46 W. 75 feet to an iron pin, the point of beginning.

The within mortgage is junior in lien to that certain mortgage covering the above described property in favor of First Federal Savings and Loan Association of Greenville, S. C., dated October 11, 1963, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 937, at page 436.

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 Satisfied and Cancelled

Henry C. Harding

Charlotte Pears

5-4-64

Date

William C. Richey Jr.

*5 May 64
Allie Tabernault
2.00 P. 31224*