

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE
APR 7 3 02 PM 1964 954 PAGE 433
TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Verlin Edwards

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry G. Shaw

(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 One Thousand and no/100 ----- Dollars (\$ 1,000.00) due and payable

on or before 3-26-66.

(If Paid within six months, no interest is to be charged.)

with interest thereon from date at the rate of 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 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, being known and designated as lot #24, of a subdivision known as Kentland Park, as shown on a plat thereof prepared by Piedmont Engineering Service, dated March 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book XX, at Page 44 and 45, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Oak Drive, the joint front corner of lots #24 and #23, and running thence along the line of these lots, N50-30-E 181.0 feet to an iron pin in the line of lot #2; running thence N16-13W 50.9 feet to an iron pin at the joint rear corner of lots #24 and #25; running thence S57-01W 207.7 feet to an iron pin on the northern edge of Oak Drive; running thence along said drive S43-45E 70.0 feet to an iron pin, point of beginning.

THIS IS A SECOND MORTGAGE

Together with all and singular rights, members, herditaments, 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.