

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE, S. C.  
MAY 13 1954

WHEREAS, We, Harry C. Hagood, II and Virginia O. Hagood,\*

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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

Nine Thousand Five Hundred Fourteen and 37/100----- Dollars (\$ 9, 514. 37 ) due and payable

Due and payable one year after date or when the mortgaged property is sold, whichever is earlier, with the right to anticipate payment of part or all at any time. (See below)

with interest thereon from date at the rate of six per centum per annum, to be paid: 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, Chick Springs Township, near the City of Greenville, being shown as Lot #31, on a plat of Section 1, Botany Woods Subdivision, prepared by Piedmont Engineering Service, dated July 1959, recorded in Plat Book "QQ", at Page 78 and according to said plat being described as follows:

BEGINNING at an iron pin on the northern side of Edwards Road as relocated, front corner of Lot No. 32 and running thence with the line of said lot N. 20-22 W. 257.6 feet to an iron pin; thence S. 68-39 W. 210 feet to an iron pin on the eastern side of Botany Road; thence with the eastern side of said road, S. 21-21 E. 229 feet to an iron pin; thence with the curve of the intersection of said road with Edwards Road, the chord of which is S. 65-41 E. 35.7 feet to an iron pin on the northern side of Edwards Road; thence with the northern side of said road N. 69-58 E. 180.6 feet to the beginning corner.

The above is the same property conveyed to the mortgagors by deed dated December 5, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 640, Page 464.

This is a second mortgage being junior to a mortgage given by the mortgagors herein to Fidelity Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 797, Page 477.

\* Virginia O. Hagood joins in this mortgage to and hereby does waive and subordinate her one-half interest in the mortgaged premises or the proceeds derived from sale of the property, up to the extent necessary to pay the aforesaid note, provided and only if there are not sufficient funds to pay the note out of the interest of Harry C. Hagood.

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.

*paid and satisfied this 11th day of May, 1964*  
*Eunice A. Baswell*  
*J. M. Cunnell*  
*Jama R. Mann*  
SATISFIED AND CANCELLED OF RECORD  
4 June 64  
R. M. C. FOR GREENVILLE COUNTY  
24454