

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 151

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Rolf J. Hatlen

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. B. Godfrey

(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

Three Thousand and no/100----- Dollars (\$ 3,000.00) due and payable

as follows: \$35.00 on the first day of December, 1964 and \$35.00 upon the first day of each month thereafter until paid in full, with full prepayment privileges.

with interest thereon from date at the rate of $\frac{6}{100}$ per centum per annum, to be paid: monthly

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, State of South Carolina, on the eastern side of Flamingo Drive, being shown as Lot #13 on a plat of "Wade Hampton Gardens" recorded in the R.M.C. Office for Greenville County in Plat Book MM at Page 199, and described as follows:

BEGINNING at an iron pin on the eastern side of Flamingo Drive, corner of Lot 12, and running thence with the eastern side of Flamingo Drive, N. 18-57 E. 100 feet to an iron pin at the corner of Lot #14; thence with the line of said lot, S. 71-03 E. 165 feet to pin in line of Lot #21, thence with the lines of Lots Nos. 21 and 22, S. 18-57 W. 100 feet to pin at corner of lot #12; thence with the line of Lot 12, N. 71-03 W. 165 feet to the point of beginning.

The grantee agrees to assume and pay the balance of that certain mortgage in favor of First Federal Savings and Loan Association recorded in Mortgage Book _____, at Page _____, and having a present balance of Fourteen Thousand Five Hundred and no/100 (\$14,500) Dollars.

This is a second mortgage, junior in priority to the lien of First Federal Savings and Loan Association.

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.