

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 988 PAGE 403

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNWORTH
R.M.C.

WHEREAS, we, TUX W. SIMPSON AND ELIZABETH G. SIMPSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. G. PROFFITT, INC.

(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 Five Thousand Five Hundred and No/100 - - - - - Dollars (\$ 5,500.00--) due and payable in the sum of \$1,000.00 on the principal, on June 8, 1965, and the balance of \$4,500.00 on the principal on September 8, 1965, plus interest on the deferred principal balance to be computed and paid on June 8, 1965, and September 8, 1965, and quarterly thereafter;

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: as above set forth.

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 western side of Sagamore Lane in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 434, on a Plat of GOWER ESTATES, SECTION D, made by H.C. Clarkson and R.K. Campbell, Engineers, dated May, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR, Pages 192 and 193, reference to which is hereby craved. This lot faces on the western side of Sagamore Lane for a distance of 110 feet and runs back for a depth of 190 feet.

This mortgage is junior in lien to a mortgage covering the above property in favor of First Federal Savings & Loan Association of Greenville, S.C., recorded in the R.M.C. Office for said County and State in Mortgage Book 983, Page 342.

ALSO, ALL that lot of land lying on the northwestern side of East North Street in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 10 on a Plat of ISAQUEENA PARK recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book P, Pages 130 and 131, reference to which is hereby craved, measuring 100 feet wide and 200 feet deep, the same having been conveyed to T.W. Simpson by deed of Oliver Norman Evans and Cathryn F. Evans recorded in the R.M.C. Office for said County and State in Deed Book 686, Page 452.

This mortgage is junior in lien to a mortgage covering the above property in favor of Cameron-Brown Company and recorded in the R.M.C. Office for said County and State in Mortgage Book 628, Page 81.

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 in full and satisfied this 20th day of December, 1965.

M. G. Proffitt Inc.

By: M. Graham Proffitt, President

Witnesses: Harry A. Chapman Jr.

SATISFIED AND CANCELLED OF RECORD

28 DAY OF Dec. 1965

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:13 O'CLOCK A. M. NO. 18909

For Release Set 10 See Deed Book 777 Page 328 deed to Superior Co. Orphan