

MORTGAGE OF REAL ESTATE—Earle & Bozeman, Attorneys, Greenville, S. C.

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

BOOK 995 PAGE 274

MAY 20 4 00 PM 1965

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS we, William F. Edwards and Yoshiko S. Edwards, of Greenville, S. C. well and truly indebted to Analane C. Gibson in the full and just

sum of Two Thousand, One Hundred Ninety and No/100----- (\$2,190.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: Thirty and No/100 - (\$30.00) Dollars on the 1st day of June, 1965, and Thirty and No/100 - (\$30.00) Dollars on the 1st day of each and every succeeding calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said William F. Edwards and Yoshiko S. Edwards

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Analane C. Gibson, her heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as the greater portion of Lot No. 31 of a subdivision known as Elletson Acres as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Page 5, and having, according to plat entitled "Revision of Lots 30 and 31, Elletson Acres" prepared by Jones Engineering Services May 11, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III, at Page 139, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern edge of Lowndes Avenue, the joint front corner of Lots Nos. 30 and 31, and running thence along the southeastern edge of Lowndes Avenue, following the curvature thereof, the chord being S. 39-42 W. 64 feet to an iron pin; thence continuing along the southeastern edge of Lowndes Avenue, S. 44-57 W. 24.1 feet to an iron pin at the corner of a strip of land which is being conveyed by Analane C. Gibson to Gates; thence along Gates's line, S. 46-26 E. 188 feet to an iron pin; thence continuing along the same course, S. 46-26 E. 15 feet, more or less, to the center of a branch; thence up said branch as the line, a traverse line being N. 28-15 E. 109.6 feet to a point in the center of said branch; thence along a new line through Lot No. 31, N. 49-30 W. 15 feet, more or less, to an iron pin; thence along the same course, N. 49-30 W. 162.9 feet to the beginning corner; being the same conveyed to us by Analane C. Gibson by deed of even date, to be recorded herewith.

This is a second mortgage and is junior in lien to that mortgage executed (continued on next page)

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Analane C. Gibson, her

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.