

MAR 3 2 54 PM 1966

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1024 PAGE 167

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEWIS L. ALEXANDER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. N. BERRY and NELL C. BERRY

(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, Four Hundred and No/100-----Dollars (\$ 3,400.00) due and payable

when the house to be constructed on the premises is sold, or twelve (12) months from date, which ever sooner occurs,

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, known and designated as Lot No. 35 of Broadmoor Subdivision, as shown by plat made by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 47, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Woodbury Circle, corner of Lot 34 and running thence N. 0 - 38 W. 100.0 feet to a pin at the curve of the intersection of Woodbury Circle and Ikes Road; thence with the curve of said intersection, the cord of which is N. 46 - 33 E. 34.0 feet to a pin on the southern side of Ikes Road; thence with the southern side Ikes Road, S. 86 - 16 E. 135.6 feet to an iron pin, corner of Lot 22; thence with Lot 22 S. 0 - 38 E. 112.5 feet to an iron pin, rear corner of Lot 34; thence with Lot 34 S. 89 - 22 W. 160.0 feet to the beginning corner.

This mortgage is junior in rank to a mortgage being covered by the First Federal Savings and Loan Association, covering a loan for the construction of a house on the premises, and may be recorded after said mortgage to evidence the fact that the present mortgage is a junior lien.

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, satisfied and cancelled, this the 12th day of September 1966.

*S. N. Berry
Nell C. Berry*

*Witness -
Mary S. Martin*

SATISFIED AND CANCELLED OF RECORD
13 DAY OF Sept. 1966
Ollie Farnsworth's
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:20 O'CLOCK A M. NO. 7164