

APR 21 3 10 PM 1966

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

OLLIE FAIRSWORTH
R. 199
MORTGAGE OF REAL ESTATE

BOOK 1028 PAGE 625

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS O. SCOTT

(hereinafter referred to as Mortgagor) is well and truly indebted unto

W. D. SHEDD

(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

Two Thousand Nine Hundred Eighty-five and 43/100 - - - Dollars (\$ 2,985.43) due and payable

in monthly instalments in the sum of \$30.55 each, commencing on April 15, 1966, and continuing thereafter monthly on the tenth day of each month until paid in full, all payments to apply first to interest and balance to principal,

with interest thereon from date at the rate of six (6) 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 lot of land with improvements lying on the northwestern side of Boswell Court in Greenville County, South Carolina, being shown as Lot No. 4 on a Plat of the Property of W.D. Shedd, a resubdivision of Lots Nos. 3, 4 and 5 of Boswell Court, made by C.C. Jones, Civil Engineer, dated October 22, 1965, and recorded in the R.M.C. Office for said County and State in Plat Book MMM, Page 41, and reference to which is hereby craved for the metes and bounds thereof.

The within mortgage is junion in lien to a note and mortgage covering the above described property in favor of Carolina Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1013, Page 237.

This is a purchase money mortgage.

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.