

JUN 9 4 15 PM 1966

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

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

BOOK 1033 PAGE 185

WHEREAS, LESTER L. CULPEPPER

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

(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-HUNDRED-FIFTY AND NO/100 Dollars (\$ 250.00) due and payable

AS STATED THEREIN

with interest thereon from date at the rate of 7% 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, CITY OF GREENVILLE, STATE OF SOUTH CAROLINA.

BEING KNOWN AND DESIGNATED AS LOT NO. 3, "MAP OF FAIR HIEGHTS", BLOCK "C" SHOWN ON A PLAT BY R.E. DALTON ENGINEER. DATED OCTOBER, 1924, SAID PLAT WAS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK " F " AT PAGE 257 REFERENCE TO SAID PLAT BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF.

SAID LOT RUNS FIFTY (50) FEET ALONG THE NORTHWESTERN SIDE OF DAKOTA AVENUE AND RUNS ONE-HUNDRED-FIFTY (150) FEET IN DEPTH ALONG EITHER SIDE AND FIFTY (50) FEET ACROSS THE REAR.

THIS IS THE SAME PROPERTY AS WAS CONVEYED TO LESTER L. CULPEPPER BY DEED OF CAROLINA RENTALS, INC. AS RECORDED IN THE RMC OFFICE, GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 721 AT PAGE 517 ON MAY 1, 1963. THIS PROPERTY IS SHOWN ON THE GREENVILLE CITY BLOCK BOOK IN DISTRICT 519 AS 265-10-4.

THIS MORTGAGE IS JUNIOR & SUBORDINATE ONLY TO THAT CERTAIN MORTGAGE GIVEN TO C. DOUGLAS WILSON COMPANY IN THE AMOUNT OF \$7,250.00, AS WAS RECORDED IN THE RMC OFFICE GREENVILLE COUNTY, SOUTH CAROLINA IN REAL ESTATE MORTGAGE BOOK 920 AT PAGE 525, SAID MORTGAGE HAS A PRESENT PRINCIPAL BALANCE OF \$6,805.47 AND HAS SUBSEQUENTLY BEEN ASSIGNED FROM C. DOUGLAS WILSON COMPANY TO SUBURBIA FEDERAL SAVINGS & LOAN ASSOCIATION, GARDEN CITY, NEW YORK, AS WAS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA ON JULY 3, 1963 IN REAL ESTATE MORTGAGE BOOK 920 AT PAGE 526.

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.

Cancelled, satisfied and paid in full this 4th day of Oct. 1966.

Jimmie Ruth Jannino
Witness - J. Lollis Moreley Jr.

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Oct. 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:10 O'CLOCK A. M. NO. 9256