

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Offices of MANN & HOSSEY, Attorneys at Law, Greenville, S. C.

BOOK 1040 PAGE 279

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 12 11 31 AM 1968

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Marvin E. Maynard and Velma C. Maynard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luther M. Parker, his heirs and assigns forever:

(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 -----

One Thousand and No/100 ----- Dollars (\$ 1,000.00) due and payable

Due and payable January 1, 1967,

with interest thereon from maturity at the rate of seven per centum per annum, to be paid: on demand

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

All that lot of land with the buildings and improvements thereon, situate on the northwest side of Barbara Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 278 on plat of property of Robert J. Edwards, made by Dalton & Neves, Engineers, May 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "EE", at Pages 60 and 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Barbara Avenue at the joint front corner of Lots Nos. 277 and 278 and runs thence along the line of Lot No. 277 N. 47-0 W. 300 feet to an iron pin; thence N. 43-00 E. 100 feet to an iron pin; thence with the line of Lot No. 278 S. 47-00 E. 300 feet to an iron pin on the northwest side of Barbara Avenue; thence along Barbara Avenue S. 43-00 W. 100 feet to the beginning corner.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 771, at Page 106.

This is a second mortgage, being junior in lien to a mortgage over the above property to General Mortgage Co. (now Cameron-Brown Company) recorded in Mortgage Book 881, at Page 377.

Together with all and singular rights, members, hereditaments, 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 satisfied and cancelled this 2nd day of March 1967.

Luther M. Parker

In the presence of:

*John E. Johnston
Terry S. Gline*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF March 1967

OLLIE FARNSWORTH

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

AT 10:47 O'CLOCK A. M. NO. 212-23