

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

OCT 25 11 20 AM 1966

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. FARMER
R.M.C.

WHEREAS, I, Doris C. Madden,

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

Clyde Bratton and Waco F. Childers, III

(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

Five Hundred Twenty-Seven and 10/100-----Dollars (\$ 527.10) due and payable

Due and payable \$10.00 per month beginning November 15, 1966 and continuing on the 15th day of each and every month thereafter until paid in full; payments to be applied first to interest, balance to principal.

with interest thereon from _____ date _____ at the rate of seven 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, on the southwestern side of Tabor Street and being known and designated as Lot No. 5 on plat of Property of James M. Bruce and Furman C. Smith and others recorded in the R. M. C. Office for Greenville County in Plat Book "T", at Page 173 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Tabor Street at the joint front corner of Lots Nos. 5 and 6 and running thence along said Street N. 23-20 W. 25 feet to an iron pin; thence continuing along said Street N. 8-25 E. 29.4 feet to an iron pin; thence N. 75-0 W. 49.2 feet to an iron pin; thence S. 57-41 W. 93.2 feet to an iron pin; thence S. 23-20 E. 43 feet to an iron pin; thence along the joint line of Lots Nos. 5 and 6 N. 66-40 E. 125.6 feet to the point of beginning.

This is a second mortgage, being junior in lien to that certain mortgage given to Cameron-Brown Company dated March 31, 1964 in the original amount of \$8450.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 954, at Page 95.

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.

Pd. & satisfied in full this 24th day of Feb. 1971.

*Clyde Bratton
Waco F. Childers III*

*Witness Nell M. Roberts
Nell M. Roberts*

SATISFIED AND CANCELED OF RECORD
25 DAY OF Feb. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:10 O'CLOCK P.M. NO. 19859