

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, I, LEWIS L. ALEXANDER, JR.,

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

(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

---Four Thousand and no/100----- Dollars (\$4,000.00) due and payable one year from date or when the house to be constructed on the premises is sold, whichever shall sooner occur,

with interest thereon from date at the rate of 6% 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

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot 31 on a Plat of Broadmoor Subdivision made by Piedmont Engineering Service July, 1960, 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 at the joint front corner of Lots 30 and 31 and running thence with the eastern side of Woodbury Circle N. 7-39 W. 54 feet to an iron pin; thence still with the eastern side of Woodbury Circle N. 0-38 W. 81.0 feet to an iron pin at the joint front corner of Lots 31 and 32; thence with Lot 32 N. 89-22 E. 160.0 feet to an iron pin in the rear line of Lot 25; thence with the rear line of Lots 25 and 26 S. 0-38 E. 70 feet to an iron pin at the rear corner of Lot 30; thence with Lot 30 S. 66-36 W. 166.6 feet to the beginning corner.

This lot is subject to setback lines and easements shown on said plat and to restrictive covenants recorded in said R. M. C. Office in Deed Volume 656 at page 397.

This mortgage is junior in rank to a mortgage given by Lewis L. Alexander, Jr. to First Federal Savings and Loan Association securing a construction loan on the premises and may be recorded subsequent to said mortgage as evidence of its junior rank.

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 14th day of July 1967.

*S. N. Berry
Nell C. Berry*

witness - Mary S. Martin

SATISFIED AND CANCELLED OF RECORD

14 DAY OF *July* 19*67*

Ollie Farnsworth

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

AT *1:35* O'CLOCK *P* M. NO. *1831*