

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 3 24 PM 1967

MORTGAGE OF REAL ESTATE BOOK 1058 PAGE 659
OLLIE FARNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES E. DODENHOFF, JR. AND PAUL B. COSTNER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAROLINA LAND CO., INC.

(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 AND NO/100 Dollars (\$ 2,000.00) due and payable

ON JULY 25, 1967

with interest thereon from date at the rate of $6\frac{1}{2}$ 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, TOWN OF MAULDIN, BEING KNOWN AND DESIGNATED AS LOT 3 ON A PLAT OF "ADDITION TO KNOLLWOOD HEIGHTS" DATED JUNE 2, 1966, PREPARED BY PIEDMONT ENGINEERS & ARCHITECTS AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK PPP AT PAGE 6, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT THE JOINT FRONT CORNER OF LOTS 3 AND 4 AND RUNNING THENCE ALONG THE EDGE OF EDGEWOOD DRIVE S. 42-33 W. 120 FEET TO THE JOINT FRONT CORNER OF LOTS 2 AND 3; THENCE ALONG A LINE OF LOT 2, N. 47-27 W. 165 FEET TO A POINT; THENCE N. 42-33 E. 120 FEET TO A POINT; THENCE S. 47-27 E. 165 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO JAMES E. DODENHOFF, JR. AND PAUL B. COSTNER, JR. BY CAROLINA LAND CO., INC. BY DEED DATED FEBRUARY, 10, 1967.

THE LIEN OF THIS MORTGAGE IS SECOND IN PRIORITY TO THE LIEN OF THE MORTGAGE FROM THE MORTGAGORS HEREIN TO FOUNTAIN INN FEDERAL SAVINGS & LOAN ASSOCIATION.

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 in full this 29th day of July 1967.
Carolina Land Company, Inc.
By William W. ...
Witness - John ...
July 29, 1967*

*W. W. ...
2027 ... 2117*