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BOOK 1062 PAGE 391

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

SECOND MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Robert Carlisle Coleman and Gail D. Coleman**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Trammell F. Redfern and John R. New**

(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, Five Hundred and No/100**

Dollars (\$ 1,500.00 ) due and payable

to **John R. New Company, 1519 North Pleasantburg Drive, Greenville, South Carolina, in successive monthly installments of \$25.00 each, beginning on August 1, 1967 and continuing until paid in full, said payments to be applied first to interest and then to principal.**

with interest thereon from **date** at the rate of **six** 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, and being shown and designated as Lot No. 188 of the subdivision known as Traxler Park and having, according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book F at pages 114-115, the following metes and bounds, to-wit:**

Beginning at an iron pin on the south side of Mount Vista Avenue at the joint front corner of Lots Nos. 188 and 189, which iron pin is 643.7 feet from the intersection of said avenue and Rock Creek Drive and running thence with said avenue S. 64-37 W. 70 feet to an iron pin ; thence S. 25-23 E. 225 feet to an iron pin; thence N. 64-37 E. 70 feet to an iron pin; thence N. 25-23 W. 225 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to the mortgage given by W. H. Redfern to C. Douglas Wilson & Co. dated August 24, 1959 recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 800 at page 515.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

*Oct. 1, 1969.*  
*Satisfied & paid in full*  
*By: Trammell F. Redfern*  
*John R. New*

*witness Warren M. Sims Jr.*  
*Naomi A. Galloway*

SATISFIED AND CANCELLED OF RECORD  
13 DAY OF *Oct* 19 *69*  
OLLIE FARNSWORTH  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:28 O'CLOCK P. M. NO. 8780