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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

BOOK 1066

49

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Earle M. Lineberger**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Jeff R. Richardson, Sr. & Jeff E. Richardson, Jr.**

(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

upon sale by the borrower of the house being constructed on Lot 18, Fair Forest Way, Revised Map No. 1, Franklin Hills, but in no event later than one year from date

with interest thereon from **date** at the rate of **six** 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 **Greenville**, on the southeastern side of **Fair Forest Way**,

being shown and designated as Lot No. 18 on plat entitled "Revised Map No. 1", Franklin Hills" recorded in the Greenville County R. M. C. Office in Plat Book DDD at Page 95 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Fair Forest Way at the joint front corner of Lots 17 and 18 and running thence with the joint line of said lots S. 15-19 E. 190.4 feet to an iron pin; thence S. 38-30 W. 101.8 feet to an iron pin; thence N. 43-19 W. 192 feet to an iron pin on the southeastern side of Fair Forest Way; thence with Fair Forest Way N. 38-41 E. 75 feet to the point of beginning.

It is expressly understood and agreed that this mortgage is junior in lien to the mortgage given by Earle M. Lineberger to Fidelity Federal Savings and Loan Association of Greenville of even date herewith in the amount of \$8,500.00.

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.