

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

NOV 30 10 37 AM 1967

MORTGAGE OF REAL ESTATE

BOOK 1077 PAGE 665

OLLIE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Robert J. Averitte and Patricia H. Averitte

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thrift Builders, Inc. and Jack L. Nanney

(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 One Hundred and No/100 -----

Dollars (\$ 2,100.00) due and payable

Twenty and No/100 (\$20.00) Dollars on the 10th day of each month commencing January 10, 1968, with an additional payment of Three Hundred Fifty and No/100 (\$350.00) Dollars on the 1st day of July of each year; payments to be applied first to interest balance to principal, with privilege to anticipate payment of part or all at any time with interest thereon from date at the rate of 6% 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, Chick Springs Township, and being known and designated as Lot No. 61 of Block C, Edwards Forest as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book BB, Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Indian Trail at the joint front corner of Lots 60 and 61 and running thence along the line of Lot 60 N. 9-02 E. 308.2 feet to an iron pin in the line of Lot 50; thence S. 47-21 E. 108.1 feet to an iron pin; joint rear corner of Lots 61 and 62; thence along the line of Lot 62 S. 9-02 W. 248.3 feet to an iron pin on Old Indian Trail; thence along Old Indian Trail N. 80-58 W. 90 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by Thrift Builders, Inc. by deed of even date herewith to be recorded. This mortgage is given to secure payment of a portion of the purchase price, but is junior in lien to mortgage of even date herewith to Greer 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE _____

SATISFIED AND CANCELLED BY DEED

DAY OF _____ 1967
Ollie Farmer

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. NO. _____