

DEC 28 3 22 PM 1967

BOOK 1080 PAGE 467

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } R.M.C. } **MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** Martha W. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Simpsonville Lumber & Supply Company

(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 Nine Thousand One Hundred Forty-One and 42/100----

-----Dollars (\$9,141.42 ) due and payable

at the rate of \$100.00 per month, first applied to interest, then to principal, With the right to anticipate any and all payments, in advance, without penalties.

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, on Martindale Drive, being known and designated as Lot No. 44 of Subdivision known as MARTINDALE as shown by plat prepared by C. O. Riddle, dated June, 1959, recorded in Plat Book BBB at Page 97 in the RMC Office for Greenville County and having such metes and bounds as shown thereon.

This note and mortgage is second and junior in lien to mortgage given by the mortgagor herein to Fountain Inn Federal Savings and Loan Association in the original amount of \$13,000.00 recorded September 16, 1965, in Mortgage Volume 1008 at Page 01 and also second to mortgage given by mortgagor herein to Jeff R. Richardson, Sr., et al., recorded September 16, 1965, in REM Volume 1007 at Page 669.

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.

*Paid in full 4-15-71.*

*Ralph S. Hendricks Pres.*

*Simpsonville Lumber & Supply Company Inc.*

*Witness Ruth Young*  
*R. M. Hart*

SATISFIED AND CANCELLED OF RECORD

18 DAY OF Feb. 1971

*Ollie Farnsworth*  
 R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:54 O'CLOCK A.M. NO. 1971