

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: ROBERT A. LAEMMEL and BARBARA J. LAEMMEL

HENRY BAENZINGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES/IX and MILDRED/LAEMMEL, as joint tenants, and not tenants in common, with full right of survivorship,

(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 Eight Thousand Five Hundred Twenty-two and 18/100 Dollars (\$8,522.18 ) due and payable

Eighty-four and 28/100 (\$84.28) Dollars per month applied first to interest and then to principal with the balance due twelve years from date.

with interest thereon from date at the rate of 6 1/4 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, in the town of Mauldin being shown as Lot #29 of property of William R. Timmons, Jr. as shown by plat thereof recorded in Plat Book BBB at Page 15 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a point on the Northwestern side of Fargo Street at the joint front corner of Lots Nos. 28 and 29 and running thence with the Northwestern side of Fargo Street S. 49-50 W. 39 feet to a point; thence continuing with the Northwestern side of said street S. 47-31 W. 61.1 feet to a point at the joint front corner of Lots Nos. 29 and 30; thence N. 43-00 W. 202.3 feet to a point at the joint rear corner of Lots 29, and 30; thence N. 49-46 E. 110 feet to a point at the joint rear corner of Lots 28 and 29; thence S. 40-10 E. 199.4 feet to the beginning corner.

This mortgage is second and junior in lien to real estate mortgage given by William P. Dixon and Catherine P. Dixon to Palmetto Savings and Loan Association of Laurens in the original amount of \$14,000.00 recorded February 3, 1966 in R.E.M. Volume 1021 at Page 415.

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.

2490

SATISFIED AND CANCELLED OF RECORD  
1st DAY OF Oct 19 79  
Dannie S. Santorsky  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 12:02 O'CLOCK P. M. NO. 10929

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 68 PAGE 973