

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1096 PAGE 253

FILED
GREENVILLE CO. S. C.

JUN 28 2 58 PM 1968

WHEREAS, We, George Mack Hill and Doris H. Hill,

OLLIE FARNBORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Venna Ann G. Howard, her heirs and assigns Forever:

(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 ----- Dollars (\$4,010.88) due and payable within Ninety (90) days at no interest and after Ninety (90) days interest to be computed at the rate of 7% in monthly payments of \$60.50 on the 1st day of each and every month with payments to be applied first to interest, balance to principal with the privilege to anticipate payment at any time, balance due and payable within 7 years.

with interest thereon from date at the rate of 7% 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 the wouthern side of Melbourn Lane and being known and designated as Lot No. 27 and a portion of Lot No. 26 of Wellington Green as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "YY", At Page 29, and being more particularly shown on plat of said Lot No. 27 and a portion of Lot No. 26 recorded in Plat Book "YY", At Page 28, and having according to said last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Melbourn Lane at the Joint corner of Lots Nos. 27 and 28 and running thence along the south side of said Lane S. 78-14 E. 117.2 feet to an iron pin; thence with the curve of the intersection of Melbourn Lane and Bridgeport Drive, the chord of which is S. 51-15 E. 46 feet to an iron pin; thence along the western side of Bridgeport Drive S. 19-05 E. 200 feet to an iron pin; thence N. 74-15 E. 77 feet to an iron pin; thence N. 60-57 W. 244.7 feet to an iron pin; thence N. 15-53 E. 50 feet to an iron pin; thence N. 31-17 E. 111.4 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by M. E. Howell by deed recorded in Deed Book 770 at Page 201.

This is a second mortgage being junior in lien to a mortgage to First Federal Savings & Loan Association recorded in Mortgage Book 1083 at Page 572.

This mortgage and the note which it secures may not be assumed by any part or parties or subsequent purchasers of the property, and in the event this property is sold or transferred by contract, deed or otherwise this mortgage and the note which same secures shall become immediately due and payable in full.

Together with all and singular rights, members, herditaments, 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.

Paid in full Jan. 2, 1970.
Venna Ann G. Howard
Witness L. L. Gilstrap
Nancy M. Sutherland

SATISFIED AND CANCELLED OF RECORD

14 DAY OF *Jan.* 19 *70*
Ollie Farnborth
R. M. C. C. L. GREENVILLE COUNTY, S. C.
AT *1:27* O'CLOCK *P.* M. NO. *15755*