

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Office of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1106 PAGE 277

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 16 9 38 AM 1968
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, William D. Lanier, and Billie Knox Lanier,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
its Successors and Assigns forever:

Associates Finance, Inc.

(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 -----

Thirty Six Hundred and No/100----- Dollars (\$3600.00) due and payable

\$100.00 on the 25th day of each and every month hereafter, commencing November 25, 1968, balance due 3 years from date,

with interest thereon from maturity at the rate of 7 per centum per annum, to be paid: on demand

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

All that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina, on the southern side of Twin Springs Drive and being known and designated as Lot No. 91 as shown on plat of Pecan Terrace recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Twin Springs Drive at the joint front corner of Lots Nos. 90 and 91, and running thence with the line of Lot No. 90 S. 11-37 E. 140 feet to an iron pin; thence S. 74-33 W. 70.05 feet to an iron pin at the joint rear corner of Lots Nos. 91 and 92; thence with the line of Lot No. 93 N. 11-37 W. 144.5 feet to an iron pin on the southern side of Twin Springs Drive; thence with the southern side of Twin Springs Drive N. 78-23 E. 70 feet to the point of beginning.

The above is the same property conveyed to Billie Knox Lanier by deed recorded in Deed Book 723, at Page 286, a one-half interest therein being conveyed to William D. Lanier by deed recorded herewith.

This is a second mortgage being junior in lien to a mortgage over the above property to General Mortgage Co. recorded in Mortgage Book 778, at Page 105.

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.