

DEC 20 2 52 PM 1968

BOOK 1112 PAGE 625

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLIVE FAIRBANKS
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE.

To All Whom These Presents May Concern:

Whereas: James L. Few, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wade Gilstrap

(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 ----- Three Thousand, Four Hundred and No/100 -----
-----Dollars (\$3,400.00) due and payable

on or before five (5) years after date

with interest thereon from date at the rate of Six (6%) per centum per annum to be paid: annually on the unpaid balance

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 Southeastern side of Berea Drive, being shown and designated as Lot No. 14 on a Plat of the Property of Berea Realty Company, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 37, this property having a frontage of 70 feet on the Southeastern side of Berea Drive, a depth of 156.5 feet on the Northeastern boundary, a depth of 155.9 feet on the Southwestern boundary, with a rear width of 64.17 feet.

This mortgage is second and junior in lien to mortgage to Aiken Loan and Security Company recorded in REM Volume 882 at Page 167.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 211

SATISFIED AND CANCELLED OF RECORD
DAY OF DECEMBER 1968
Bonnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:45 O'CLOCK 7 A.M. NO. 5676