

FILED  
STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE  
MAR 23 11 14 AM '69

BOOK 1120 PAGE 565

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, we, Sammie Lee Grier and Clara W. Grier

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jeff R. Richardson, Sr.  
This mortgage is a junior mortgage to one drawn in favor of Fountain Inn Federal Savings and Loan Association.

(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 Thirteen Hundred Ninety and no/100 (\$1390.00)

----- Dollars (\$ 1390.00 ) due and payable  
one year from date.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: quarterly

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, and being known and designated as Lot No. 88 of Hunters Acres, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BB, Pages 50 and 51, the following metes and bounds to-wit:

BEGINNING at a point on the eastern side of Boyd Avenue at the joint front corner of Lots Nos. 88 and 89, and running thence with the joint line of said Lots, S. 30-00 E. 192.7 feet to an iron pin on the bank of the branch; thence running along the meanders of said branch as a line, the traverse line being N. 40-26 E. 92.7 feet to an iron pin at the joint rear corner of Lots Nos. 87 and 88; thence with the joint line of said Lots, N. 80-00 W. 239.8 feet to an iron pin at the joint front corner of said lots on Boyd Avenue; thence with the eastern side of Boyd Avenue, S. 10-00 W. 80 feet to the point of beginning.

Being the same property conveyed to the mortgagors by Jeff R. Richardson, Sr. on March 21, 1969.

The conveyance is subject to certain building restrictions recorded in the R. M. C. Office in Greenville County, South Carolina in Deed Book 458, page 287.

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.