

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. BOOK 1124 PAGE 23

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Ollie Farnsworth
R. M. C.

WHEREAS, LARRY G. SHAW BUILDER, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. N. BERRY and NELL C. BERRY,

(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 One Thousand Five Hundred and No/100 - - - - - Dollars (\$1,500.00) due and payable

To be paid when the roof on the house to be constructed is completed, or six months from date, whichever sooner occurs.

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

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 on Sandringham Road, known and designated as Lot No. 11 on a plat of Broadmoor Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 47, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Sandringham Road and running thence with the western side of Sandringham Road S. 3-46 E. 105.0 feet to a pin at the corner of Lot 12; thence with lot 12, S. 87-16 W. 171.2 feet to a pin in the rear line of Lot 18; thence with the rear line of Lot 18, N. 14-49 W. 70.0 feet to a pin, rear corner of Lot 19; thence with the rear line of Lot 19, N. 1-16 E. 35.0 feet to a pin, the rear corner of Lot 10; thence with Lot 10, N. 86-43 E. 191.5 feet to the beginning corner.

This is a purchase money mortgage.

This mortgage is hereby subordinated and shall be junior in rank to a construction loan being placed upon the property by First Federal Savings and Loan Association and may be recorded subsequent to the recordation of the mortgage to First Federal Savings and Loan Association as evidence of its junior rank.

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 July 10, 1969.

S. N. Berry

Nell C. Berry

Witness H. G. Berry

Barbara Chapman

SATISFIED AND CANCELLED OF RECORD

22 DAY OF August 1969

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:23 O'CLOCK A. M. NO. 4531