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BOOK 1128 PAGE 549

MORTGAGE OF REAL ESTATE Office of Leatherswood Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, MARVIN PAUL LEE AND LINDA SIMPSON LEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE ELLSWORTH STEELE, JR.

(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 Eight Hundred Sixteen and 96/100ths Dollars (\$3,816.96)** due and payable **Six Hundred Twenty and No/100ths (\$620.00) Dollars annually, first payment being due July 1, 1970, and continuing annually thereafter until paid in full, final payment being due July 1, 1975.**

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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 north side of Orchid Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot N. 6 of the subdivision known as Westwood Terrace, formerly Cedar Lane Gardens, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "GG" at Page 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots Nos. 6 and 7, which point is 557 feet from the intersection of Orchid Drive and Edgemont Avenue, and running thence with said Drive, S. 49-11 W. 70 ft. to a point; thence N. 40-49 W. 150 ft. to a point; thence N. 49-11 E. 70 ft. to a point; thence S. 40-49 E. 150 ft. to a point of beginning.

It is agreed by the parties hereto that this Mortgage shall be junior to a certain Mortgage given by the Mortgagee herein to Sumner G. Whittier as Administrator of Veterans' Affairs, said Mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 815 at page 463.

Being the same property conveyed to the Mortgagors herein by Deed of the Mortgagee, said Deed to be recorded of even date.

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, successor, 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.

SATISFIED AND CANCELLED OF RECORD

OCT 20 1971

BY OF
Ollie Farnsworth