

STATE OF SOUTH CAROLINA) 4 52 PH '69

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS We, John K. Roberts, Jr. and Betty B. Roberts, are well and truly indebted to Ben C. Sanders in the full and just sum of Four Thousand, Eight Hundred and No/100-----(\$4, 800.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows:

Due and payable thirty (30) days from date

JR
J.B.R.

INTEREST IS WAIVED IF NOTE PAID WITHIN 30 DAYS

with interest from date at the rate of seven (7%) per centum per annum until paid; interest to be computed and paid and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said John K. Roberts, Jr. and Betty B. Roberts

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Ben C. Sanders, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being known and designated as Lot No. 27 in the subdivision known as Dalewood Heights, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 135 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Dalewood Drive, joint corner of Lot No. 26 and running thence N. 42-43 E. 263 feet to an iron pin; thence N. 55-51 W. 54.3 feet to an iron pin; thence N. 72-55 W. 59 feet to an iron pin; thence S. 42-43 W. 232.5 feet to iron pin on Dalewood Drive; thence along said Drive, S. 49-00 E. 106.8 feet to the beginning corner; being the same conveyed to us by mortgagee herein by deed of even date to be recorded herewith.

It is understood that this mortgage is junior in lien to that certain mortgage given by the mortgagors to First Federal Savings and Loan Association in the original sum of \$18, 300.00 dated July 2, 1969 to be recorded.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Ben C. Sanders, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.