

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 7 10 13 AM '05
OLLIE FARNSWORTH
GREENVILLE CO. S. C.

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JUL 7 10 13 AM '05
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Hugh Z. Graham, Jr. as Trustee for Hugh Z. Graham, Jr., P. Bradley Morrah, Jr., John F. Chandler and Philip T. Bradley (hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Campbell

(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 **EIGHTY-SIX THOUSAND THREE HUNDRED SEVENTY-FIVE AND No/100ths**----- Dollars (\$86,375.00) due and payable in equal monthly installments of \$1,048.05 on the 5th day of each and every month, commencing January 5, 1970; with payments applied first to interest, balance to principal, and with the entire balance due January 5, 1980.

with interest thereon from date at the rate of eight per centum per annum, ~~to be paid~~ payable monthly

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:

~~Which said premises are described in Exhibit A attached hereto and to which all liens and encumbrances existing on the date hereof are hereby released and discharged.~~

ALL those certain pieces, parcels or lots of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County and State aforesaid, consisting of fourteen separate parcels and lots of land described more fully in "Exhibit A" hereto attached and made a part hereof, said parcels being the identical property conveyed to the mortgagor by deed of the mortgagee to be recorded herewith.

It is understood that this is a second mortgage junior in lien to various first mortgages presently encumbering said properties.

In the event of sale of any parcel of land covered by this mortgage, the Mortgagee agrees to release the same from the lien of this mortgage instrument upon application of the entire net proceeds of said sale to the indebtedness evidenced by any first mortgage encumbering said parcel, or if there then be no such first mortgage, upon application of said net proceeds to the indebtedness which this second mortgage secures.

Together with all and singular rights, members, hereditaments, 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.