

FILED
AUG 4 10 35 AM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, WELDON B. CUMBY and GLORIA SARTAIN CUMBY

(hereinafter referred to as Mortgagor) is well and truly indebted unto **SIDNEY CRAWFORD LITTLE and ERLEENE S. LITTLE**

(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 **SIX THOUSAND and No/100ths**-----

Dollars (\$ 6, 000. 00) due and payable

in equal monthly installments of \$30. 00 on the first of each and every month until paid in full, with the first such payment due and owing August 1, 1969,

with interest thereon from date at the rate of **seven** per centum per annum, to be paid **annually** on the 15th day of each **July** commencing **July 15, 1970**

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**, near the **City of Greenville**, being on the west side of **Pinefield Drive**, being known and designated as **Lot 192, Addition No. 1 of South Forest Estates** as shown on a plat thereof recorded in the **R. M. C. Office for Greenville County** in **Plat Book EE** at page **195**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of **Pinefield Drive**, at the joint front corner of **Lots 191 and 192**; and running thence with the line of **Lot 191, S. 87-05 W., 246 feet** to an iron pin; thence **S. 2-26 E. 72.9 feet** to an iron pin; thence **S. 84-30 E. 90.4 feet** to an iron pin; thence **S. 88-39 E. 172.8 feet** to an iron pin on the west side of **Pinefield Drive**; thence with **Pinefield Drive N. 11-29 W. 100 feet** to the point of beginning.

It is understood that this is a second mortgage, junior in lien to that certain mortgage executed by the Mortgagees in favor of **C. Douglas Wilson & Co.** in the original sum of **\$17, 100. 00**, recorded in **Mortgage Book 749** at page **203**, **R. M. C. Office for Greenville County**.

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.