

SEP 22 4 00 PM '69

BOOK 1137 PAGE 373

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleOLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William B. Long

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes ^{as set forth below} ~~of \$17,479.97~~, the terms of which are incorporated herein by reference, in the sum of Seventeen thousand, four hundred and seventy nine and 97/100 Dollars (\$17,479.97) due and payable on demand.the dates on said notes, and with interest at a rate and payable as set forth by these separate notes with interest thereon from ~~January 18, 1968~~ ~~to the date of payment~~.

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 purpose;

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, City of Greenville, on the southern side of Pendleton St., being shown as Lot 6 of Block 1 on Sheet 88, Greenville County Tax Maps, in the Block Book Department, Greenville County Court House, and having according to a plat of same prepared by C. M. Furman, Jr., Engineer, dated October 17, 1923, the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Pendleton Street 214.2 ft. west from the North-western corner of property now or formerly known as the American Bank and Trust Company property and running thence along the South side of Pendleton Street 569-00W 74 ft. to an iron pin; th S23-15E 68 ft. to an iron pin; th N69-00E 72 ft. to an iron pin; th S22-00 E 68 ft. to the point of beginning.

THIS being the identical property conveyed to the mortgagor by deed recorded in the RMC office for Greenville County, South Carolina in Deed Volume 784 at Page 599. This mortgage is junior in lien to that mortgage given by the mortgagor to Southern Bank and Trust Company dated October 25, 1965 and recorded October 26, 1965 in the RMC office for Greenville County, South Carolina and REM Volume 1012 at Page 22.

THE instant mortgage to the Citizens & Southern National Bank of South Carolina is to secure the balance owed on those three notes given by mortgagor to the Citizens & Southern National Bank of South Carolina as follows:

1. That demand note dated August 1, 1967 on which a present principal balance is now owing in the amount of \$4,929.97.
2. That demand note dated January 18, 1968 on which a present principal balance is now owing in the amount of \$9,150.00.
3. That demand note dated April 25, 1968 on which a present principal balance is now owing in the amount of \$3,400.00.

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.