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BOOK 1141 PAGE 543

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Albert N. Lucier and Betty J. Lucier, are

(hereinafter referred to as Mortgagor) /s/ well and truly indebted unto W. C. Bumby.

(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 Two Thousand, One Hundred Seventy-Three and 76/100---

-----Dollars (\$ 2, 173. 76) due and payable

Fifty and No/100 (\$50.00) Dollars on the 1st day of December, 1969, and Fifty and No/100 (\$50.00) Dollars on the first day of each and every succeeding month thereafter until paid in full, payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: 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:

"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 southerly side of Mauldin Circle, and being shown and designated as Lot No. 3 of Mauldin Meadows on plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book EE, at Page 151. Said lot fronts on the southerly side of Mauldin Circle 80 feet, has a depth of 140 feet on the westerly side, a depth of 135 feet on the easterly side and is 80.2 feet across the rear; being the same conveyed to us by the mortgagee herein by deed of even date to be recorded herewith."

It is understood and agreed that this mortgage is junior in lien to that mortgage given by Jackie J. Elliott by Aiken Loan & Security Company in the sum of \$9,500.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 939 at Page 401.

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat of property of J. H. Mauldin, dated September 1962, and prepared by C. C. Jones, Civil Engineer, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint rear corner of Lots Nos. 2 and 3 of Mauldin Meadows Subdivision as recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Page 151, and running thence along the rear line of Lot No. 3, N. 22-40 E. 80.2 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4 Mauldin Meadows Subdivision; and running thence S. 63-45 E. 114 feet to a point; and running thence S. 15-17 W. 21 feet to an iron pin; running thence S. 8-20 E. 72.7 feet to a point; running thence N. 63-45 W. 156 feet, more or less, to the point of beginning.

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.