

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 9 4 39 PM '70 MORTGAGE OF REAL ESTATE

BOOK 1145 PAGE 647

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Doyle McAlister

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lanford Dewey Cothran

(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 Three Thousand Four Hundred and No/100 -----
-----Dollars (\$ 3,400.00) due and payable

in monthly installments of One Hundred and No/100 (\$100.00) Dollars each, beginning February 1, 1970

with interest thereon from date at the rate of 8% per centum per annum, to be paid: included in monthly pay-
ments

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, shown as Lot No. 4 on a plat entitled Property of J. T. Merritt, recorded in Plat Book III at page 167, in the R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Hardwick Drive at the joint front corner of Lots 4 and 9; thence with said Drive N. 41-30 W. 125 feet to an iron pin at the corner of Hardwick Drive and Wardview Avenue; thence with the curve of said corner, the chord of which is N. 86-30 W. 28.3 feet, to an iron pin on the southeastern side of Wardview Avenue; thence with the southeastern side of Wardview Avenue, S. 48-30 W. 105 feet to an iron pin at the front corner of Lot 5; thence with the line of Lot 5, S. 41-30 E. 145.2 feet to an iron pin at the rear corner of Lot 9; thence with the line of Lot 9, N. 48-30 E. 125.2 feet to the beginning corner, being the identical property conveyed to the Mortgagor by deed of Joe E. Hawkins recorded 8-1-66 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 803 at page 155.

It is understood and agreed, and represented by the Mortgagor, that this is a third mortgage on the subject property, being junior in lien to that certain mortgage given by Joe E. Hawkins to Fidelity Federal Savings and Loan Association on February 28, 1966, in the original amount of \$11,000.00, recorded in Mortgage Book 1023 at page 621; and also junior to the second mortgage, given by the Mortgagor to Joe E. Hawkins on 8-1-66, in the original amount of \$3,500.00, recorded in Mortgage Book 1037 at page 132.

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.