

FILED  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1154 PAGE 327

MAY 12 36 PM '70  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary Glenn Teague

(hereinafter referred to as Mortgagor) is well and truly indebted unto Barbara P. Glenn

(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 Twenty-three Thousand  
Dollars (\$ 23,000.00 ) due and payable

in accordance with the terms of the note secured hereby, payments to be applied first to interest and then to principal

with interest thereon from date at the rate of five per centum per annum, to be paid:

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, City of Greenville, situate on the southern side of Byrd Boulevard, being shown as lots 146 and 147 on revised plat of Traxler Park, recorded in Plat Book F at pages 114 and 115, and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at a stake on the southern side of Byrd Boulevard at the joint front corner of lots 147 and 148 and running thence with the southern side of Byrd Boulevard S. 60-28 E. 140 feet to a stake at the corner of lot 145; thence with the line of lot 145 S. 29-32 W. 300 feet to a stake in the line of lot 117; thence N. 60-28 W. 140 feet to a pin at the corner of lot 148; thence with the line of lot 148 N. 29-32 E. 300 feet to the point of beginning.

This is the same property conveyed to me by my husband, Charles H. Teague, by deed to be recorded herewith.

This mortgage is inferior to that certain mortgage in the original amount of \$36,000.00 given by Charles H. Teague to Fidelity Federal Savings & Loan Association, Greenville, South Carolina, dated October 26, 1967, and recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1074 at page 531.

In addition to the covenants set forth on the reverse hereof, the mortgagor further covenants and agrees that in the event of any conveyance of the premises herein described, the mortgagee at her option may declare the entire balance of principal and accrued interest, if any, to be due and payable as of the date of said conveyance.

Together with all and singular rights, members, herditaments, 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 filited 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.

For Release of Lots 146 + 147, Traxler Park see R. M. C. Book 1169 page 58