

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1157 PAGE 371

MORTGAGE OF REAL ESTATE

JUN 9 11:54 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Margaree H. Horton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Company

(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 Four Thousand Two Hundred & Nineteen & 71/100 -----

-----Dollars (\$4,219.71--) due and payable
Two Thousand and No/100 (\$2,000.00) Dollars on the 8th day of June, 1971, and
the balance of principal and interest due and payable June 8, 1972, with the
privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of Eight per centum per annum, to be paid: with and in addition to
the principal.

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, known and designated as Lots #54 and
#55 of Spring Brook Terrace as shown by a plat thereof made by J. Mac Richardson,
March, 1958, and recorded in the Greenville County R.M.C. Office in Plat Book KK,
at Page 143, and having, according to said plat, the following metes and bounds,
to wit:

BEGINNING at an iron pin on the northern side of Miami Avenue at the joint corner
of Lot #2 and Lot #55 and running thence with the Northern side of Miami Avenue
N. 88-00 E., 75 feet to a pin at the corner of Lot #54; thence continuing with
the northern side of Miami Avenue, N. 88-00 E. 75 feet to a pin at the corner
of Lot #53; thence with the line of Lot #53, N. 2-00 W., 150 feet to a pin in
the subdivision property line; thence with the subdivision property line,
S. 88-00 W., 75 feet to a pin at the corner of Lot #55; thence continuing
with the subdivision property line S. 88-00 W., 75 feet to a pin at the rear
corner of Lot #1; thence along the rear lines of Lots #1 and Lot # 2, S. 2-00 E.,
150 feet to the point of beginning.

The above described property is the same conveyed to me by J. E. Strickland by
deed dated January 25, 1960, to be recorded, and this mortgage is junior to a
mortgage to Carolina Federal Savings and Loan Association of Greenville, South
Carolina.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 597

SATISFIED AND CANCELLED OF RECORD

18 DAY OF Nov. 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:09 O'CLOCK A M. NO. 14226