

STATE OF SOUTH CAROLINA
COUNTY OF **GREENVILLE** MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
16 3 03 PM '70
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **GEORGE S. WALDROP AND MARJORIE W. WALDROP**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **KENNETH B. EBERHARDT**

(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 One Hundred Sixty-three and 51/100----- Dollars (\$ 4,163.51) due and payable upon sale of the house and lot at **15 School Street, Greenville, South Carolina,** or at the expiration of **Six (6) months** from date, whichever event occurs first.

no with interest thereon from _____ at the rate of _____ 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**, and being on the **Western side of School Street** and being shown as **Lot 21** on a plat entitled "**Subdivision for Abney Mills, Renfro Plant**" by **Dalton & Neves**, said plat being dated **January, 1959**, and recorded in the **R.M.C. Office for Greenville County in Plat Book QQ, at Page 53**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the **Western side of School Street** at the joint front corner of **Lot 21 and Lot 22** and running thence with the line of **Lot 22 S. 69-01 W. 173.5 feet** to an iron pin at the joint rear corner of **Lot 21 and Lot 22**; thence **S. 28-17 E. 62 feet** to an iron pin at the joint rear corner of **Lot 20 and Lot 21**; thence with the line of **Lot 20 N. 70-16 E. 164.1 feet** to an iron pin on the **Western side of School Street**; thence with the **Western side of School Street N. 19-32 W. 65 feet** to an iron pin at the point of beginning.

Being the same property conveyed to the mortgagors herein by **Paul C. Wickliffe**, said deed being dated **May 24, 1966**, and recorded in the **R.M.C. Office for Greenville County in Deed Book 799, at Page 139.**

It is agreed between the parties herein that the above mortgage constitutes a junior lien to that certain mortgage held on the above described property by **Travelers Rest Federal Savings & Loan Association, Travelers Rest, S. C.**, said mortgage being dated **March 19, 1956**, and recorded in the **R.M.C. Office for Greenville County in Mortgage Book 1025, at Page 518.**

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

Paid in full and satisfied this the 8th day of Sept. 1970.
Kenneth B. Eberhardt

Witness W. W. Wilkins

SATISFIED AND CANCELLED OF RECORD
8 DAY OF Sept 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:48 O'CLOCK P M. NO. 5828
5728