

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1165 PAGE 121

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 1 8 53 AM '70  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, We, Frank G. Garren and Patricia M. Garren

(hereinafter referred to as Mortgagor) is well and truly indebted unto Venna G. Howard

(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 Five Hundred Thirty One and 20/100 ----- Dollars (\$ 2,531.20 ) due and payable

\$25.00 on the 15th day of each month beginning September 15, 1970; payments to be applied first to interest, balance to principal. Privilege is granted to prepay at any time without penalty,

with interest thereon from Sept. 1, 1970 at the rate of Eight 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 western side of Great Glen Road, and being shown and designated as Lot 27 on plat entitled Del Norte Estates recorded in Plat Book WWW, at Pages 32 and 33 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the western side of Great Glen Road, joint front corner of Lots 26 and 27, and running thence along the common line of said Lots N. 53-38 W. 166.91 feet to a point; thence N. 33-12 E. 85.0 feet to a point; thence along the common line of Lots 27 and 28 S. 56-30 E. 184.0 feet to a point on the western side of Great Glen Road; thence with the western side of Great Glen Road S. 37-51 W. 11.6 feet to a point; thence S. 44-07 W. 83.4 feet to the point of beginning.

This is a second mortgage being junior in lien to a mortgage to Carolina Federal Savings & Loan Association in the amount of \$21,500.00

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 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.