

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1165 PAGE 341

COUNTY OF GREENVILLE

SEP 3 11 33 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert D. Hazen and Beverly R. Hazen, are

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. G. Proffitt, Inc.

(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
Nine Thousand, Seven Hundred Fifty and No/100----- Dollars (\$ 9,750.00) due and payable

Three (3) months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: quarterly

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 northern side of Hillsborough Drive, near the City of Greenville, being shown as Lot No. 88 on plat of Merrifield Park, Section I, recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 177 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Hillsborough Drive, joint front corner of Lots Nos. 87 and 88, and running thence along the joint line of said lots, N. 3-37 W. 169.6 feet to an iron pin on the line of Lot No. 83; thence along the line of that lot, N. 79-25 E. 54.5 feet to an iron pin on the line of property now or formerly of Fred H. Hudson; thence along the line of that property, S. 41-10 E. 191.4 feet to an iron pin on a turnaround at the end of Hillsborough Drive; thence following the curvature of said turnaround, the chords being S. 78-50 W. 50 feet and S. 36-27 W. 23.1 feet, to an iron pin; thence along the northern side of Hillsborough Drive, S. 86-23 W. 106.3 feet to the beginning corner; being the same conveyed to us by the mortgagee herein by deed of even date, to be recorded herewith."

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1144, at Page 635.

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.

*Paid in full and satisfied this 15th day of
October 1970.*

M. G. Proffitt Inc.

M. Graham Proffitt

Witness R. C. Galloway

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Nov. 1970

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

AT 9:30 O'CLOCK A. M. NO. 11854