

FILED
GREENVILLE CO. S. C.

BOOK 1173 PAGE 255

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Nov 20 8 53 AM '70 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Julius A. Morgan, Jr., and Cay H. Morgan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. L. Cannon, his heirs and assigns forever

(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 Five Hundred and No/100 Dollars (\$ 2500.00) due and payable

in monthly installments of Twenty five (\$25.00) Dollars each. Payments to begin thirty days from date and like payments to continue thereafter until paid in full. No interest is to be charged for the first year.

after the first year.

with interest thereon from date at the rate of ~~XXXXXX~~ 6 per centum per annum, to be paid: annually

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, with improvements thereon, located on Tumbleweed Terrace lying north from U.S. Dual Lane Highway No. 29 and Chick Springs, Chick Springs Township, State of South Carolina, and being shown as Lot No. 51 on a plat of property of subdivision known as Groveland Dell made by H. C. Clarkson, Surveyor, September, 1964, recorded in Plat Book BBB, page 73, R.M.C. Office for Greenville County, and having courses and distances as follows:

BEGINNING on an iron pin on the margin of Tumbleweed Terrace, joint front corner of lots Nos. 50 and 51, and runs thence with the margin of said street N. 38-46 E. 100 feet and N. 7-46 E. 75 feet to an iron pin, corner of Lot No. 52; thence S. 86-36 W. 200 feet to an iron pin; thence S. 25-14 W. 40 feet to an iron pin; thence S. 51-14 E. 174 feet to the beginning corner.

This is a portion of property conveyed to the grantor herein by A. L. Cannon by deed recorded in the R. M. C. Office for Greenville County.

Subject to-restrictions, easements and rights-of-way of record and as shown on said plat.

This is a second mortgage.

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 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.

Mortgage Assigned to: Wendall Miller d/b/a Superior Woodwork Company

A. L. Cannon

5th April 1971

1186 of R. E. Mortgages or 86

7 of April 1971, # 23340