

Dec 1 2 20 PM '70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

BOOK 1174 PAGE 117

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John S. Pine and Margaret H. Pine,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul W. Carroll and Shirley H. Carroll

(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 Five Thousand Five Hundred and No/100----- Dollars (\$ 5,500.00), due and payable

December 29, 1970

maturity with interest thereon from ~~now~~ at the rate of Eight per centum per annum, to be paid: on demand

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, being known and designated as Lot 32 on a Plat of Eastdale Development, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 173, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly edge of Central Avenue, at the joint front corner of Lots 31 and 32 and running thence along the line of Lot 31, N. 81-16 E. 218 feet to the center of a branch; thence with the center of said branch, as the line, the traverse line being N. 33-0 E. 140.9 feet to the rear corner of lot 33; thence with the line of Lot 33, S. 80-25 W. 313.6 feet to an iron pin on the Easterly edge of Central Avenue; thence along the edge of said Central Avenue S. 7-53 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Paul W. Carroll and Shirley H. Carroll to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to Fountain Inn Federal Savings and Loan Association.

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.