

GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Office of P. BRADLEY JOSEPH, JR., Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH R.M.C.

BOOK 1174 PAGE 121

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, We, HAL WAYNE ELVINGTON and TERESA P. ELVINGTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harold Kenneth Davis and William L. Wylie, Jr.

(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 AND NO/100ths Dollars (\$2,000.00) due and payable

February 1, 1971.

~~with interest thereon from date of the date of recording of this mortgage 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, being shown as Lot No. 124 on plat of Del Norte Estates recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Wetherill Road at the joint front corner of Lots 124 and 123, and running thence with the line of said lots N. 12-06 E. 207.46 feet to an iron pin; thence N. 58-20 W. 83.1 feet to an iron pin; thence S. 17-34 W. 225.3 feet to an iron pin; thence with the line of Wetherill Road S. 71-40 W. 100 feet to the point of beginning.

This mortgage is junior in lien to that mortgage recorded in R.E.M. Book 1146 at page 97, R.M.C. Office for Greenville County, South Carolina.

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.