

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE (00 S 0)
JAN 8 3 41 PM '71
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, David E. Reynolds and Sandra G. Reynolds

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter G. Abercrombie and Linda R. Abercrombie

(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 One Thousand Seven Hundred Seventy-seven and 27/100 Dollars (\$1,777.27) due and payable

in monthly installments of \$50.00 beginning thirty (30) days from date and continuing on like day of each month thereafter until paid in full.

with interest thereon from date at the rate of eight per centum per annum, 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, Town of Simpsonville, and shown as Lot No. 62 on a Plat of Forest Park, formerly known as Gresham Park, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Pages 64 and 65; and has, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Helen Street, at the joint front corner of Lots 61 and 62 and running thence along the joint line of said lots N. 28-20 E. 140 feet to an iron pin; thence S. 61-40 E. 90 feet to an iron pin at the joint rear corner of Lots 62 and 63; thence with the joint line of said lots, S. 28-20 W. 140 feet to an iron pin on the Eastern side of Helen Street; thence with the side of said street N. 61-40 W. 90 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of Walter G. Abercrombie and Linda R. Abercrombie to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage at Fountain Inn Federal Savings & Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 981, Page 298.

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.