

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE—Mortgage of Property, Attorneys at Law, Justice Building, Greenville, S. C.

NOV 13 1970

BOOK 1182 PAGE 113

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LILLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, O. G. Reynolds and Lillie Mae L. Reynolds

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Otto White, Jr., as Trustee for Harriet Luleta White

(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 -----

Four Hundred Fifty and No/100----- Dollars (\$450.00) due and payable

as stated in note of even date,

with interest thereon from date at the rate of Eight per centum per annum, to be paid: weekly

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 southwest side of Stafford Street as shown on plat entitled Property of O. G. Reynolds and Lillie Mae L. Reynolds prepared by Carolina Engineering & Surveying Company, April 17, 1970, recorded in the RMC Office for Greenville County in Plat Book 4-D, Page 159, and being the same parcel as conveyed unto the mortgagors herein by deed of Robert L. Perry, III dated April 21, 1970 recorded in the RMC Office for Greenville County in Deed Book 888, Page 335.

This mortgage is junior in lien to that certain mortgage in favor of Cameron-Brown Company in the principal amount of \$7,250.00, recorded in the RMC Office for Greenville County in Mortgage Book 1153, Page 229.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.