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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C. FOR ALL WHOM THESE PRESENTS MAY CONCERN.

APR 23 3 32 PM '71

WHEREAS, Walter Ross OLLIE FARNSWORTH
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Butte Knitting Mills, Division of Jonathan Logan, Inc.

(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 and No/100ths

-----Dollars (\$ 5,000.00) due and payable

in equal installments of Fifty and No/100ths (\$50.00) Dollars per week beginning May 10, 1971 and continuing each week thereafter until paid in full.

~~REMEMBERED BY MORTGAGEE~~ ~~REMEMBERED BY~~ ~~REMEMBERED BY MORTGAGOR~~

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, lying on the western side of Great Glen Road and being known and designated as Lot No. 40 on a plat entitled "Del Norte Estates" recorded in the RMC Office for Greenville County in Plat Book WWW at page 32 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Great Glen Road at the joint front corner of Lot Nos. 39 and 40 and running thence N. 29-40 W. 151.11 feet to the Brushy Creek; thence with the Brushy Creek as the line N. 56-51 E. 80 feet to the joint rear corners of Lot Nos. 40 and 41; thence S. 37-34 E. 150.32 feet to an iron pin on the western side of Great Glen Road, joint front corner of Lot Nos. 40 and 41; thence with Great Glen Road S. 53-21 W. 62.7 feet; thence continuing with said Road S. 60-02 W. 37.3 feet to the point of beginning.

It is understood and agreed that the mortgage herein is to be second in priority to that certain mortgage given this same date by the mortgagor herein to Security Federal Savings and Loan of Greenville, South Carolina.

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.

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Ollie Farnsworth
R. M. C.
AT 10:21 AM APR 23 1971

FOR SATISFACTION OF THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 396