

HORTON, DRAWDY, DILLARD, MARCHAND, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

AUG 20 9 33 AM '71
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph H. McCombs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Murphree C. Donnan

(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/100----- Dollars (\$ 2,000.00) due and payable as provided in said note

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: annually

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 piece, parcel or lot of land, situate, lying and being on a cul de sac at the Southern end of Halloway Circle, being shown and designated as Lot Nos. 30 and 31 on a plat entitled "Revision of Grandview Hills" made by R. B. Bruce, Surveyor, dated March 26, 1969, recorded in the RMC office for Greenville County, South Carolina in Plat Book WWW, page 52, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern end of Halloway Circle on a cul de sac at the joint front corner of Lots No. 31 and 42 (Lot No. 42 has heretofore been sold according to description in Plat Book XX, page 173); thence with the common line of said Lot S. 1-0 W. 170 feet to an iron pin; thence S. 76-33 W. 103 feet to an iron pin at the joint rear corner of Lot Nos. 31 and 25; thence with the joint line of said Lots N. 32-24 W. 151.9 feet to an iron pin at the joint rear corner of Lot Nos. 31, 30 and 25; thence with the joint rear corner of Lot Nos. 25 and 30 N. 32-24 W. 110 feet to an iron pin at the joint rear corner of Lot Nos. 25, 29 and 30; thence N. 49-51 E., 160 feet to an iron pin on the Western side of Halloway Circle; thence along said Circle S. 45-18 E. 105.5 feet to an iron pin; thence continuing along said Circle S. 5-09 E. 18 feet to an iron pin at the joint front corner of Lot Nos. 30 and 31; thence along the cul de sac of said Circle, the chord of which is S. 51-03 E. 60 feet to an iron pin, the beginning corner.

This is a second mortgage and is junior in lien to a mortgage of even date herewith granted to Fidelity Federal Savings & Loan Association of Greenville, South Carolina in the amount of \$16,000.00

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 02

SATISFIED AND CANCELLED OF RECORD
5 DAY OF Oct 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:28 O'CLOCK A M. NO. 9831