

MORTGAGE OF REAL ESTATE
FILED
GREENVILLE
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STATE OF SOUTH CAROLINA

BOOK 1214 PAGE 139

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS,

James A. Traylor and Lavonne V. Traylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Venna G. Howard

(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 Thousand One Hundred Sixteen and 03/100-----

-----Dollars (\$ 4,116.03) due and payable

\$30.00 on the first day of each and every month, commencing on the first day of December, 1971. Payments to be applied first to interest, balance to principal. Privilege is granted to pre-pay at any time without penalty. This note and mortgage may not be assumed, and the entire balance will become due and payable if the real estate securing this loan is sold or transferred.

with interest thereon from -date at the rate of 8% per centum per annum, to be paid: monthly

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 northern side of Lynn Drive, being known and designated as Lot No. 13, as shown on a Plat of Rosewood Acres, made by Terry T. Dill, April 22, 1960, and recorded in the R. M. C. Office for Greenville County, in Plat Book MM, at Page 154, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Lynn Drive, at the joint front corner of Lots Nos. 13 and 14; thence with the common line of said Lots N. 4-15 E. 198.4 feet to an iron pin; thence running S. 81-08 E. 100 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence with the common line of said Lots S. 4-08 W. 191.2 feet to an iron pin on the northern side of Lynn Drive; thence with the line of Lynn Drive N. 84-55 W. 100 feet to the beginning corner.

This is a second mortgage, being junior in lien to a mortgage given this date to First Federal Savings & Loan Association.

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.