

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1219 PAGE 423

JAN 17 3 10 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FLOYD GRANGER BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto LESLIE E. REYNOLDS AND NELLIE B. REYNOLDS

(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 EIGHT HUNDRED SIXTY AND NO/100-----

Dollars (\$ 2,860.00) due and payable

on or before March 1, 1972, or at the time of the second disbursement to the Payor from Thomas & Hill on a house to be constructed on said lot

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

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, being known and designated as Lot No. 303, Section C, as shown on plat of Property of Woodfields, Inc., prepared by C. C. Jones & Associates, recorded in the RMC Office for Greenville County in Plat Book W, at page 133, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Cliffside Lane at the joint front corner of Lots Nos. 303 and 304 and running thence along the joint line of said lots S. 34-34 W. 152.7 feet to an iron pin at the joint rear corner of said lots; running thence S. 51-40 W. 75.1 feet to the joint rear corner of Lots Nos. 302 and 303; running thence N. 35-32 E. 155.2 feet to the joint front corner of Lots Nos. 302 and 303; running thence along Cliffside Lane N. 54-28 W. 85 feet to the beginning corner.

It is understood by the Mortgagee herein that this mortgage is second and junior in lien to that certain mortgage given this day to Thomas & Hill, Inc. in the amount of \$22,462.50, and it is junior and second not only to the amounts disbursed but also to undisbursed amounts payable to Floyd Granger Builders, Inc. under said first mortgage.

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 6 PAGE 400

SATISFIED AND CANCELLED OF RECORD

57 DAY OF April 19 72
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:49 O'CLOCK P. M. NO. 26831