

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

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JAN 27 2 51 PM '72

OLLIE FARNSWORTH

WHEREAS, Mildred H. C. Lyles and Agnes Cynthia Lyles

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. F. Anders

(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, Three Hundred Twenty and 00/100 ----- Dollars (\$ 2,320.00 ) due and payable

One Hundred and 00/100 (\$100.00) Dollars per month, beginning February 5, 1972 and continuing on the like day of each month thereafter for twenty-three (23) months, with a final payment of \$20.00, if not sooner paid, due and payable on the 1st day of January, 1974, with interest thereon from ~~due~~ at the rate of Eight per centum per annum, to be paid: maturity on demand.

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 44 on a Plat entitled "Super Highway Home Sites" prepared by Dalton & Neves, dated May, 1946, recorded in Plat Book P, Page 53, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Bob White Lane, at the joint front corner of lots 43 and 44 and running thence with the joint line of said lots, S. 20-43 E., 161.4 ft. to an iron pin; thence S. 72-14 W., 85 ft. to an iron pin at the joint rear corner of lots 44 and 45; thence with the joint line of said lots, N. 17-08 W., 166.5 ft. to an iron pin on the Southern edge of Bob White Lane; thence with the edge of said Lane, N. 76-12 E., 75 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of William Gary, and it is understood and agreed that the mortgage herein is Second and Junior in Lien to the mortgage assumed and referred to in the Deed from William Gary.

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 12 PAGE 455

SAID AND CANCELLED OF RECORD  
20 DAY OF Dec 72  
Elizabeth Reddle  
R. M. J. FOR GREENVILLE COUNTY, S. C.  
AT 2:12 O'CLOCK P. M. NO. 17996