

DEED OF MORTGAGE ON REAL ESTATE
THESE PRESENTS MAY CONCERN:

WHEREAS, the Mortgagor, *Montee Ladson and Lee Anner Ladson*

Montee Ladson and Lee Anner Ladson

has advanced to the Mortgagee, *Montee Ladson and Lee Anner Ladson*, the sum of *One Thousand and 00/100* Dollars (\$ *1,000.00*) due and payable

in *three (3)* yearly installments, commencing on *December 20, 1972*, and on a like day thereafter for *three (3)* consecutive years. First payment to be *\$333.34*; second payment of *\$333.33* and final payment of *\$333.33*,
(No interest)

for the purpose of securing the debt of \$1,000.00 due and payable as above stated

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**, Fairview Township, and being known and designated as Lot 19, Lilla H. Jones property, in accordance with Plat made by J. W. and J. R. Crawford, September 3, 1957, and recorded in Plat Book BB, Page 187, R.M.C. Office for Greenville County, to which Plat reference is hereby made for a more particular description.

This is the same property conveyed to the mortgagor by deed of Montee Ladson and Lee Anner Ladson, to be recorded of even date herewith.

ALSO: ALL that piece, parcel or lot of land lying and situate in the County of Greenville, State of S. C., being known and designated as Lot No. 18 on a Plat of Mrs. Lilla H. Jones lots, prepared by J. W. and J. R. Crawford, Surveyors, dated September 3, 1957, with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northeastern edge of State Highway, joint corner with Lot No. 19 and running thence with the joint line of lot No. 19, N. 17-30 E., 200 ft. to an iron pin on the line of Lot No. 20 and back joint corner with Lot No. 12; thence with the joint back line of said lot No. 12, S. 8 W., 81 ft. to an iron pin back joint corner with lots 12, 13 and 17; thence with the joint line of lots 17, S. 73-30 W., 166.5 ft. to an iron pin in the Northeastern edge of said State Highway; thence with the edge of said Highway, N. 17 W., 75 ft. to an iron pin at the point of beginning, and bounded by lots 19, 20, 12, 13 and 17 and by said Highway.

This is the same property conveyed to the mortgagor by deed of Montee Ladson and Lee Anner Ladson, to be recorded of even date herewith.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage this date given to The Peoples National Bank of Simpsonville, S. C., to be recorded of even date herewith.

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.