

MORTGAGE OF REAL ESTATE
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1234 PAGE 107

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shirley E. Coker,

(hereinafter referred to as Mortgagee) is well and truly indebted unto Mary C. Lollis and Bobbie Gene Lollis Stephens

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four Thousand Eight Hundred and no/100 Dollars (\$ 4,800.00) due and payable

in monthly payments of \$97.33, due and payable on the 1st day of each month, for a period of five (5) years

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

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 East side of Wood Road about 1 1/2 miles SW of Fairview School, near Lick Creek, containing one acre, more or less, and bounded by lands of N. W. Wood, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the east side of said Wood Road on top of a terrace, and thence with said road S32W.75 feet and S. 9.30 W. 75 feet to a stake on top of a terrace on bank of road; thence S. 66.20 E. 175 feet to a stake 5 feet NW of waterway for a terrace; thence with a line from and on the upper side of the waterway a distance of five feet with traverse as follows: N. 39.40 E. 100 feet, N. 85 E. 100 feet and N. 66 E. 80 feet to a stake; thence N. 19.53 W. 122 feet to a stake on top of terrace and thence as property line with traverse S. 67.40 W. 250 feet and N. 45.35 W. 100 feet to the beginning corner.

This is the same property as was conveyed to the Grantors herein by deed of Royce P. Cox dated May 14, 1954, recorded in the R.M.C. Office for Greenville County in Deed Book 499 at Page 532.

This mortgage is junior to that certain mortgage dated

May 11, 1972

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.