

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1243 PAGE 27

JUL 28 3 37 PM '72 ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, Fiber Systems Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lawrence Reid

(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

Eleven Thousand Five Hundred and no/100 Dollars (\$11,500.00) due and payable in equal monthly installments of \$100.00 each, first payment being due on the first day of September, 1972 and on the first day of each month thereafter until paid in full; said payments to apply first to interest and then to principal.

with interest thereon from date at the rate of Seven 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 and being known and designated as the rear portion of Lots Number 5 and 6, Block B of a subdivision known as Carolina Court as shown on a plat dated November, 1922, by R. E. Dalton, Engineer, recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 96, and having, according to a more recent plat to be recorded, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Jervey Avenue, formerly known as Alta Vista Avenue, 105 feet from the intersection of Jervey Avenue and Laurens Road, and running thence N. 55-41 W. 131 feet to a point in the line of Lot Number 4; thence along the line of Lot Number 4 N. 32-09 E. 94 feet to the joint rear corner of Lots Number 4 and 5; thence along the rear line of Lots Number 5 and 6, S. 55-26 E. 128.4 feet to a point on the western side of Jervey Avenue; thence with the western side of Jervey Avenue S. 30-07 W. 93.5 feet to the beginning corner.

The frontage on Jervey Avenue and the width of the property as it runs back from Jervey Avenue is approximately 8 1/2 feet less than that shown on the recorded plat as a result of the widening of Laurens Road having reduced the depth of said lots.

This mortgage is junior in lien to the lien of that certain mortgage of even date herewith given by Lawrence Reid to First Federal Savings and Loan Association, Greenville, S. C. in the sum of \$26,000.00.

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.