

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1245 PAGE 73

MORTGAGE OF REAL ESTATE

AUG 15 3 49 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, we, Ralph Benjamin Raines & Carol L. Raines

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. Hugh Vernon & E. C. Vernon

(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

-----One Thousand & No/100-----Dollars (\$1000.00) due and payable

with payments to be made at discretion of Mortgagor's, but to be paid in full within three (3) years,

with interest thereon from date at the rate of 7% per centum per annum, to be paid:

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, Butler Township, near the City of Greenville, shown and designated as Lot No. 36 on a Plat of Laurel Heights Subdivision, which is recorded in Plat Book KK at Page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Canter Drive at the joint corner of Lots 36 and 37 and running with the joint line S. 86-24 E 80.3 feet to an iron pin at the joint corner of Lots 35, 36 and 37; thence with the joint line of Lots 36 and 35, S. 46-43 E. 80.7 feet to an iron pin on the Western side of Fairlane Circle; thence with the side of said Circle, S. 43-17 W 150 feet to an iron pin; thence around a curve, the chord of which is N. 66-32 W. 49.7 feet to a point on the Eastern side of Canter Drive; thence with the side of Canter Drive, N. 3-36 E. 150 feet to the point of beginning.

This being the same property recorded in Deed Book 696, Page 263, RMC Office for Greenville County. This is also the same property recorded as Mortgage of William R. Leonard, Jr., being recorded in RMC office of said County & State, in Book 1036, at Page 309.

This being a Jr. Mortgage to Mortgage held by First Federal Savings & Loan Association, Greenville, S. C.

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.