

GRIFFIN & HOWARD, ATTORNEYS
 GREENVILLE, SOUTH CAROLINA
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S. C.

BOOK 1251 PAGE 649

OCT 3 9 51 AM '72 MORTGAGE OF REAL ESTATE
 ELIZABETH RIDGE TO ALL WHOM THESE PRESENTS MAY CONCERN:
 R.M.C.

WHEREAS, DOROTHY M. LEE and HAROLD LEE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANTHONY J. SKATELL

(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

Six Thousand Fifty Six and 59/100 ----- Dollars (\$ 6056.59) due and payable in monthly installments of \$125.00 for the 1st and 2nd payments and thereafter in monthly installments of \$200.00 beginning on the 1st day of October, 1972, and on the same day of each consecutive month thereafter until paid in full, each payment to be applied first to interest and balance to principal with interest thereon from date at the rate of 6% per centum per annum, to be paid: with the monthly installments

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, on the Southwestern side of Brookforest Drive West, as shown on plat of Woodfields, recorded in Plat Book S, at page 113, being Lots No. 86 on said plat, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of Brookforest Drive West at the joint front corner of Lots 85 and 86, and running thence with line of Lot 85, S. 38-20 W. 160 feet to an iron pin in the line of the Orders Tract; thence with line of the Orders Tract, N. 51-40 W. 80 feet to an iron pin at the joint rear of Lots 86 and 87; thence with line of Lot 87, N. 38-20 E. 160 feet to an iron pin on the Southwestern side of Brookforest Drive West; thence along the Southwestern side of said Drive, S. 51-40 E. 80 feet to the point of beginning.

This mortgage is junior in lien to that mortgage recited in deed of conveyance and is given to secure a part of the purchase price of the above property.

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.