

FILED
GREENVILLE, CO. S. C.

BOOK 1268 PAGE 267

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 27 1 49 PM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Catherine W. Pharr, am

(hereinafter referred to as Mortgagor) well and truly indebted unto Land Fund, Ltd.

(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 Three Thousand, Three Hundred Two and 92/100-----

----- Dollars (\$ 3,302.92) due and payable

Due and payable six (6) months from date

with interest thereon from date at the rate of $7\frac{1}{2}\%$ per centum per annum, to be paid: at maturity

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, being known and designated as Lot 7 Section 1 of a subdivision known as Standing Springs as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book WWW at Page 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Georgia Road at the joint front corner of Lots 6 and 7 and running thence with the center of Georgia Road, S. 39-51 W. 801.8 feet to a point in the center of the intersection of Georgia Road and Hammond Road; thence turning and running with the center of Hammond Road, N. 17-55 W. 340.6 feet to a point in the center of Hammond Road; thence continuing along the center of Hammond Road, N. 12-30 W. 260 feet to a point in the center of Hammond Road; thence continuing along center of Hammond Road, N. 15-32 W. 138.4 feet; thence turning and running N. 39-51 E. 382.6 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the joint line of said lots, S. 50-09 W. 608.2 feet to the beginning point;

It is understood and agreed that this mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association of Greenville in the sum of \$34,850.00, dated February 27, 1973, to be recorded herewith.

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 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.