

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 REGISTRY OF DEEDS
 COMPLIED WITH
 12/22

FILED
 GREENVILLE CO. S. C.
 JUN 25 10 02 AM '73
 DONNIE S. TANKERSLEY
 R.M.C.

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNY STEPHEN BAILEY AND JANE S. BAILEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM J. DELANY

(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 AND NO/100THS--Dollars (\$ 3, 300. 00 --) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT (8%) 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, City of Greenville, designated as a portion of Lot No. 77, Section A, and all of Lot No. 78 of Section A of Elletson Acres, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book EE at Pages 160 and 161, located on Lockwood Avenue, and having the courses and distances shown on said plat.

THIS Mortgage being junior to a certain mortgage executed this date in favor of First Federal Savings & Loan Association of Greenville, South Carolina, in the amount of \$34,200.00.

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.