

FILED  
GREENVILLE, S. C. 390X 1285 PAGE 619  
MORTGAGE OF REAL ESTATE—Prepared by ROBERT AND ANNIE MAJOR, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } JUL 25 11 09 AM '73 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY BY ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, PHOEBE P. TODD

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT MAJOR AND ANNIE LOU MAJOR

(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 FOUR HUNDRED FIFTY-SIX AND 42/100THS—

----- Dollars (\$ 6,456.42 ) due and payable

ninety (90) days from date

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

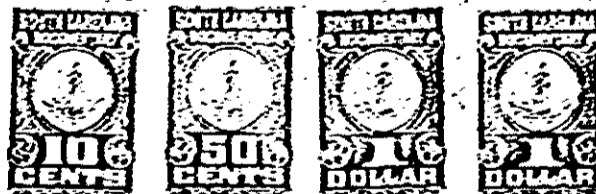
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in the City of Greenville, on the southern side of Aberdeen Drive, being known as a portion of Lot No. 16 as shown on plat of Park Hill Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book I at pages 36 and 37 and in Plat Book J at pages 208 and 209, and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Aberdeen Drive at the joint front corners of Lots Nos. 15 and 16 and running thence along line of Lot No. 15 S. 41-01 W. 143.8 feet to an iron pin; thence S. 45-39 E. 76.6 feet to an iron pin in the rear line of Lot No. 16; thence along a new line through Lot No. 16 N. 42-14 E. 149.1 feet to an iron pin on the southern side of Aberdeen Drive at the joint front corners of Lots Nos. 16 and 16-A; thence along the southern side of Aberdeen Drive N. 49-40 W. 80 feet to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association, in the original amount of \$16,500.00, recorded in the R. M. C. Office for Greenville County in REM Volume 1038 at page 327.



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 Mortgagee 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.

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