

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Nellie S. Harkey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Credit Company, Greenville, South Carolina,

(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 Ten Thousand Three Hundred Twenty-Four and 80/100--

-----Dollars (\$ 10,324.80) due and payable
in monthly payments of One Hundred Seventy-Two and 08/100 (\$172.08) Dollars each, for a period of five (5) years

with interest thereon from date at the rate of 13.37 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, and being on the eastern side of Coral Drive, being further shown and designated as Lot 15 on a plat of a subdivision known as "Coral Ridge", which plat is recorded in the RMC Office for Greenville County in Plat Book XX at Page 119, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Coral Drive, joint front corner of Lots 15 & 16 and running thence along the joint line of these Lots N. 80-16 E. 193.2 feet to an iron pin, joint rear corner of said Lots; thence S. 7-57 E. 90.0 feet to an iron pin, joint rear corner of Lots 14 & 15; thence S. 80-14 W. 187.0 feet to an iron pin on the eastern side of Coral Drive; thence along the eastern side of Coral Drive N. 11-38 W. 90.0 feet to an iron pin, the point of BEGINNING.

This Mortgage is subsequent and junior in lien to that Mortgage given by Graham H. Lynch and Johnnie J. Lynch to First Federal Savings & Loan Association of Greenville, South Carolina, which Mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 958 at Page 199.



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.