

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 22 9 48 AM '74

MORTGAGE OF REAL ESTATE

BOOK 1317 PAGE 285

CONNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, EDWIN J. GARNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. INGOLD

(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 One Hundred Eighty and No/100

Dollars (\$ 180.00)) due and payable

Fifteen(\$15.00) each month for twelve (12) consecutive months, with the first payment to be made August 1, 1974 and a like payment to be made on the first day of each succeeding month.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: semi-annually

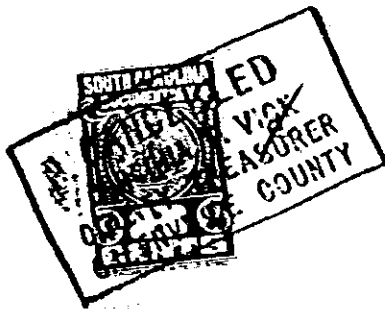
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situated and being on the northern side of East North Street, in the City of Greenville, being shown on a plat of the property of Mrs. J. M. Geer (Ella McGee Geer), made by Dalton & Neves, Engrs., February 1929, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "G" at page 230, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East North Street, at the corner of lot heretofore conveyed by Mrs. J. M. Geer to Willie H. Martin, said pin being 80.9 west from the northeast corner of the intersection of East North Street and Glover Street, and running thence along the northern side of East North Street N. 77-20 E. 28 feet to an iron pin; thence N. 22-10 W. 7.8 feet to an iron pin; thence N. 17-43 W. 74.6 feet to an iron pin on the southern side of a ten-foot alley; thence with said alley S. 77-00 W. 5.9 feet to an iron pin; thence still with said alley N. 22-10 W. 16.8 feet to an iron pin at the corner of lot heretofore conveyed to J. T. Doster; thence with the Doster line S. 77-20 W. 22.5 feet to an iron pin at the corner of said Willie H. Martin property; thence with the line of said Willie H. Martin property S. 17-43 E. 100 feet more or less to the point of beginning.

This mortgage is a second mortgage held by mortgagee on the same property.



Together with all and singular rights, members, herditaments, 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.

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