

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SEP 21 3 05 PM '74
JOHNIE S. TANKERSLEY
R.M.C.

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

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WHEREAS, we, Earnest Lee and Sally Raines

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jarrard Hardware & Furniture Co., Inc.

(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 Hundred Sixty and no/100 ----- Dollars (\$ 660.00) due and payable
Fifty-five and no/100 dollars (\$55.00) on the 20th day of October, 1974, and a
like payment on the 20th day of each month following until paid in full.

with interest thereon from date at the rate of nine per centum per annum, to be paid: on any balance after
September 20th, 1975.

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:

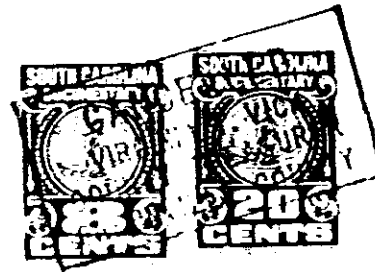
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Cleveland Township, being known and designated as Lot No. 56 as shown on Section 3 of the Plat of Property of Beattie Heights made by Terry T. Dill, January 24th, 1965, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Long Shoals Road at the joint front corner of Lots Nos. 56 and 57 and running thence N. 6-11 W. 200 feet to an iron pin; running thence N. 83-51 E. 100 feet; running thence S. 6-11 E. 200 feet to an iron pin on Long Shoals Road; running thence along Long Shoals Road S. 85-31 W. 100 feet to the beginning corner.

This property is sold subject to existing and recorded easements, rights of way and restrictions of record and as shown on said plat.

It is understood that this is a Junior Mortgage to Mid-State Homes.



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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