MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE L. SCHANK

(hereinafter referred to as Mortgagor) is well and truly indebted unto LAURA NEW BATSON

(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

Four Thousand and No/100 Dollars ($ 4,000.00) due and payable

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid as provided therein

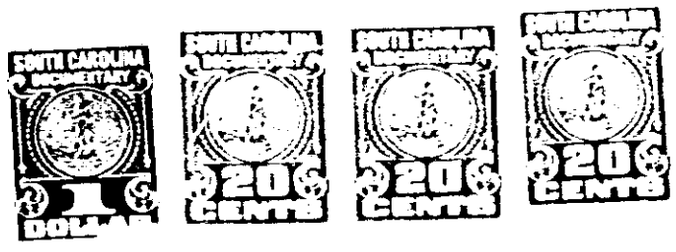
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern corner of Vannoy Street and East Park Avenue and described as follows:

BEGINNING at an iron pin on the northwestern corner of East Park Avenue and Vannoy Street, and running thence with the northern side of East Park Avenue, N. 77-00 W. 101 feet 4 inches to an iron pin at the corner of property now or formerly owned by Virginia New; thence with the line of said property, N. 20-45 E. 172 feet to an iron pin; thence S. 77-00 E. 50 feet to an iron pin; thence S. 20-45 W. 50 feet to an iron pin; thence S. 77-00 E. 78 feet, more or less, to an iron pin on Vannoy Street; thence with the western side of Vannoy Street, S. 33-29 W. 122 feet, more or less, to the beginning corner.

This mortgage shall be junior in lien to mortgages recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 1242, Page 92 and Mortgage Book 1311, Page 297; provided, however, that this mortgage is executed as additional security for the promissory note described above only until such time as the balance due and owing thereunder has been reduced to $30,000.00, at which time this mortgage shall be deemed satisfied and the lien created hereunder shall be extinguished and the mortgage cancelled.



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 is 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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