

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN C. DUNSON AND DUNSON REALTY CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FOUNTAIN INN DRUG 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 EIGHT THOUSAND THREE HUNDRED SEVENTY FIVE AND NO/100 ----- Dollars \$ 8,375.00; due and payable

DUE AND PAYABLE IN SIX (6) MONTHS.

with interest thereon from <sup>due</sup> date at the rate of eight per centum per annum, to be paid:

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, on the eastern side of Faris Circle, in the City of Greenville, being shown as Lot 97 on Plat of Forest Heights Subd., recorded in Plat Book P at page 71 in the RMC Office for Greenville Co. and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Faris Circle at the joint front corner of Lots 97 and 98 and running thence with Lot No. 98, N. 77-53 E., 225 ft. to an iron pin at the joint rear corner of Lots No. 97 and 98; thence S. 26-55 E., 215.2 feet to an iron pin at the joint rear corner of Lots 93 and 97; thence with Lot No. 93, N. 86-19 W., 340 feet to an iron pin on the eastern side of Faris Cr.; thence with said Circle, N. 4-24 E., 50 feet to an iron pin; thence still with said Circle, N. 5-21 W., 75 feet to the point of beginning.

This is the same property conveyed to John C. Dunson and Dana C. Dunson, by Deed recorded in the RMC Office for Greenville Co. in Deed Book 908 at page 21.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, on the end of Penn Street, and having, according to plat by J. C. Hill on June 17, 1955, the following metes and bounds, to wit:

BEGINNING at an iron pin at the end of Penn Street at the corner of Lot 111 as shown in Plat Book H at page 279 and running thence S. 58-36 W., 996.7 feet to an iron pin which is 450 feet N. 58-36 E., from Augusta Street; thence N. 44-18 W., 132 feet to an iron pin; thence N. 58-40 E., 1,297 feet to an iron pin; thence S. 24-31 E., 126.5 feet to an iron pin at the corner of Lot 112 as shown in Plat Book H at page 279; thence across the dead-end of Penn Street, S. 58-36 W., 258.3 feet to the point of beginning. LESS, HOWEVER: All that piece of land conveyed to John C. Dunson and Dana C. Dunson by John C. Cosby, Jr. and Mary Stuart P. Cosby as shown in Deed Book 612 at page 186 in the RMC Office for Greenville County.

LESS, HOWEVER: ALL that piece of land conveyed to John C. Cosby, Jr. and Mary Stuart P. Cosby shown in Deed recorded in Deed Book 994 at page 524 in the RMC Office for Greenville County. DERIVATION: Deed Book 987 at page 464.

It is understood and agreed that this mortgage shall be junior and second in lien as to Lot No. 97, Faris Circle to mortgage held by Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1180 at page 42, in the original amt. of \$22,800.00. As to Lot on Penn Street, second and junior in lien to that mtg. held by John C. Cosby and Mary Stuart P. Cosby, recorded in Mortgage Book 1303 at page 86 in the original amount of \$3,000.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way in, over, 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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