

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LILA RUTH GODFREY

(hereinafter referred to as Mortgagor) is well and truly indebted unto LAVERNE C. HALL

(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 Thousand and no/100ths -----

----- Dollars (\$ 1,000.00---) due and payable on or before April 15, 1976, with no penalty to be placed if said mortgage is paid off prior to April 15, 1976. If said sum is not paid in full by April 15, 1976, the interest shall become as principal and shall be treated as such.

with interest thereon from 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:

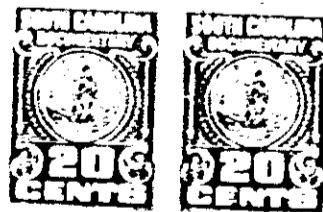
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, CITY OF GREENVILLE, being shown as Lot No. 13 on plat of Country Club Estates, made by Dalton & Neves, Engineers, October, 1926, recorded in the R. M. C. Offices for Greenville County, South Carolina, in Plat Book "G" at Pages 190 and 191, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Douglass Drive, at joint front corner of Lots 12 and 13, and running thence with the line of Lot 12, N 23-30 W. 150 feet to an iron pin; thence N. 66-38 E. 50 feet to an iron pin; thence with the line of Lot 14, S. 23-30 E. 150 feet to an iron pin on the northwest side of Douglass Drive; thence along the northwest side of Douglass Drive, S. 66-38 W. 50 feet to the beginning corner.

This is the identical property conveyed to David L. Bruin and Linda B. Bruin by deed of Donald F. Taylor dated June 23, 1972, and recorded in the R. M. C. Offices for Greenville County, South Carolina in Deed Book 947 at Page 122. The said Linda B. Bruin conveyed her interest to the said David L. Bruin by deed dated June 23, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 955 at Page 575. This property was then conveyed to Ruth Godfrey on August 1, 1974, and was recorded in the R. M. C. Office for Greenville County in Deed Book 1004, at Page 185.

This is a second mortgage which is subject to a first mortgage from Lila Ruth Godfrey to Carolina National Mortgage Investment Company, Inc. which is recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 1235 at Page 518.

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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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