

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 7 3 17 PM '75

MORTGAGE OF REAL ESTATE

1343 171

CONNIE S. TANNERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

WHEREAS, EUGENE F. IENING AND EUNICE E. IENING

hereinafter referred to as Mortgagor, is well and truly indebted unto BRUCE P. FRANKSON SMITH

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 FIVE HUNDRED AND NO/100

Dollars \$1,500.00 due and payable

at the rate of Forty Five (\$45.00) Dollars per month, first payment being due July 1, 1975 and a like amount due each month thereafter until paid in full

with interest thereon from date at the rate of 12 1/2 per centum per annum to be paid monthly

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 on 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, in the Piedmont Manufacturing Company Village, in or near the Town of Piedmont, being more particularly described as Lot No. 24, Section 4, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County" made by Dalton & Nevers, February 14, 1974, Sections 4 and 5 of said plat are recorded in the RMC Office for Greenville County in Plat Book Y at page 2-4, inclusive and page 4-4, inclusive, respectively. According to said plat, the within described lot is also known as No. 10 Liberty Street and fronts to road 10 feet.

It is understood and agreed that this mortgage shall be second and junior in lien to that certain mortgage held by Saluda Valley Federal Savings and Loan Association, dated June 25, 1971 and recorded in the RMC Office for Greenville County in Mortgage Book 1343 at page 126.

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Together with all and singular rights, members, hereditaments, 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, whosoever lawfully claiming the same or any part thereof.

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