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Greenville, S.C. 29606

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GREENVILLE CO. S. C.

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BOOK 1375 PAGE 885

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
GONNIE S. TANKERSLEY
R.M. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carroll A. Sanford and Joan Sanford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eastern Distribution, 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 -----

Four Thousand Two Hundred Thirty-Five & No/100--- Dollars (\$4,235.00) due and payable as per the terms of said note;

with interest thereon ~~XXX~~ after maturity at the rate of eight per centum per annum, to be paid: after maturity.

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 western side of Avon Drive, being known and designated as Lot No. 75 as shown on a Plat of Avon Park recorded in the R.M.C. Office for Greenville County, in Plat Book KK, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Avon Drive at the joint front corner of Lots Nos. 75 and 76 and running thence with the common line of said lots N. 84-18 W., 175 feet to an iron pin; thence running N. 5-42 E., 123 feet to an iron pin at the joint rear corner of Lots Nos. 73 and 75; thence with the common line of Lots Nos. 73, 74 and 75, S. 74-07 E., 185.2 feet to an iron pin on the Western side of Avon Drive; thence with the line of said Avon Drive, S. 10-19 W., 90.4 feet to an iron pin at the point of beginning.

Being the identical property conveyed to the Mortgagors herein by deed from Roland M. Singleton recorded in the R.M.C. Office for Greenville County, S.C., in Deeds Book 1041, at Page 397.

This is a second mortgage.



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 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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