

MORTGAGE OF REAL ESTATE -
GREENVILLE COUNTY S. C.

BOOK 1534 PAGE 947

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
JUN 11 3 36 AM '81
JOHN S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, ROBERT L. GARREN and ETHEL J. GARREN

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. L. Garren

(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 AND NO/100 ----- Dollars (\$8,000.00) due and payable

ON DEMAND

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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 southern side of Cinderella Lane, being known and designated as Lot No. 17 on a plat of Enchanted Forest, made by Carolina Engineering and Surveying Company, dated February 18, 1963, recorded in the RMC Office for Greenville County in Plat Book YY, page 123, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Cinderella Lane, at the joint front corner of Lots Nos. 17 and 18, and running thence with the common line of said lots S. 28-02 W. 160.0 feet to an iron pin; thence with the line of property now or formerly belonging to Burdine, S. 61-56 E. 85.0 feet to an iron pin; thence with the common line of Lots Nos. 16 and 17, N. 28-02 E. 160.0 feet to an iron pin on the southern side of Cinderella Lane; thence with the southern side of Cinderella Lane, N. 61-58 W. 85.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John H. Cox and Mary Ann Cox dated February 26, 1981 and recorded in the RMC Office for Greenville County on February 27, 1981 in Deed Book 1143, page 348.

This is a second mortgage.

RECORDED IN THE
R.M.C. OFFICE FOR GREENVILLE COUNTY
ON FEBRUARY 27, 1981
AT 10:00 AM

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 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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