

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SECOND MORTGAGE OF REAL ESTATE

BOOK 957 PAGE 153

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.
MAY 1 5 09 PM 1964
OLLIE F. BARNWORTH
R. M. C.

WHEREAS, JOYCE B. ROWLAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORMA P. RALOFF

(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, Seven Hundred, Seventy Six and 52/100 Dollars (\$ 8,776.52) due and payable

with interest thereon from date/at the rate of 4% per centum per annum, to be paid: May 1, 1964.

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, approximately 3 miles west of the City of Greenville and having the following metes and bounds, according to survey and plat of W. E. Page property made by Piedmont Engineering Service, dated August 1953, to be recorded in the RMC Office for Greenville County, to-wit:

BEGINNING at an iron pin on the eastern side of Earle Drive, said pin being the joint corner of lands now owned by the grantor and this tract and further being identified as 340.4 feet from the western boundary of said lands now owned by the grantor; thence N. 54-13 W. 18.4 feet to the center of Earle Drive; thence along said road N. 20-50 E. 126.3 feet to a point in said road thence N. 45-30 E. 200 feet to a point in said road; thence N. 53-50 E. 83.8 feet to a point in the center of said road; thence S. 26-56 E. 18 feet to an iron pin on the southern edge of Earle Drive; thence S. 26-56 E. 667.8 feet to an iron pin, being the joint rear corner of lands herein conveyed and lands owned by the grantor; thence S. 59-27 W. 173.1 feet along the rear line of lands now owned by the grantor to an iron pin, said iron pin being the joint rear corner of lands now owned by the grantor; thence N. 42-08 W. 387.5 feet to an iron pin; thence N. 54-13 W. 184 feet to an iron pin, point of beginning. Being a portion of the same property conveyed to the grantor herein by deed of J. L. Pace, recorded in the RMC Office for Greenville County in Deed Book 251, at Page 16.

This being the same property as conveyed to Norma P. Raloff by W. E. Page, as recorded in the RMC Office for Greenville County in Deed Book 485, Page 266,

It is further agreed between the parties hereto that this being a second mortgage, the said Joyce B. Rowland is hereby bound to pay 4% interest on the amount of \$8,776.52, on or before May 1, 1964; that the said Joyce B. Rowland is hereby granted the privilege of payments upon the principal amount of \$8,776.52, and that any payments upon the principal will reduce said principal, and that on or before May 1, 1965, said principal will be calculated and be the basis of the said 4% interest per annum beginning May 1, 1965; furthermore, any payments upon the principal thereafter will reduce said principal to the extent of said payments and will be calculated on or before May 1st of each year thereafter, and will form the basis thereof for the payment of the aforesaid 4% interest of the capital.

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 whatsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 36

SATISFIED AND CANCELLED OF RECORD
MAY 1 1964
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P. M.