

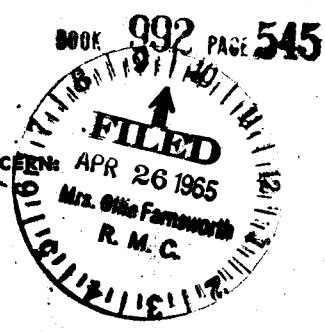
STATE OF SOUTH CAROLINA
COUNTY OF

GREENVILLE

SECOND MORTGAGE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN



WHEREAS, I, John L. Merritt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mattie B. Merritt

(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

Eleven Hundred Fifty Seven & 80/100 Dollars (\$ 1157.80) due and payable

One year after date.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: \$ 15.00 per month

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.

All that piece, parcel or lot of land with the improvement thereon, situate, lying and being in or near Greenville in the County of Greenville, South Carolina, and being more particularly described as Lot No. 94, Section I, as shown on plat entitled Subdivision for Abney Mills, Brandon plant, Greenville, South Carolina, made by Dalton and Neves, Engineers, Greenville, S.C. Feb. 1959, and recorded in the Office of the R.M.C. for Greenville County in plat book 00, at page 56 to 59, according to said plat the within described lot is also known as NO. 27 Hatch Street and fronts thereon 66 feet: Being the same conveyed to A.R. Tollison by Ora S. Mason by deed dated March 1st, 1960 and recorded in the R.M.C. Office for Greenville County in Deed book 645 at page 457.

The Grantee herein expressly assumes and agrees to pay the balance due on a certain note and Mortgage executed on the 25th day of May 1959, in the original sum of 2,500.00 dollars, in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.M.C. Office for Greenville County in Mortgage Book 789, at page 370, on which there is a balance due of \$1,344.05 as of this date.

The grantee is hereby assigned the grantor's interest in the Fire Insurance policies and escrow account with respect to said property and the grantee shall pay the 1965 County taxes.

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 whomsoever lawfully claiming the same or any part thereof.

Paid in full January 19th. 1967.

Mattie B. Merritt

witness - Juse Q. Merritt

SATISFIED AND CANCELLED OF RECORD

31 DAY OF *January* 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *9:13* O'CLOCK *A* M. NO. *18310*