

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: E. M. Paul, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Poinsett Realty Company

(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 and No/100 ----- Dollars (\$1,000.00) due and payable

at maturity, which shall be at the time of the sale of property known as Lot 16, East Georgia Heights Subdivision, plat of which is recorded in Greenville County R.M.C. Office in Plat Book 00, Pages 190-191, or at the expiration of a period of one year from date, whichever occurs first.

with interest thereon from date at the rate of Seven (7%) per centum per annum to be paid: 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, situate on the Southwestern side of Gary Avenue, near the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot 16 on Plat entitled "Property of B. F. Reeves", also known as E. Georgia Heights, as shown by Plat thereof prepared by H. S. Brockman, dated September 14, 1958, and recorded in the RMC Office for Greenville County, in Plat Book 00 at pages 190 and 191. Said lot has such metes and bounds as shown on said plat.

It is understood and agreed that the lien of this mortgage is junior to the lien of that certain mortgage of even date herewith given by E. M. Paul, Jr. to C. Douglas Wilson & Co. in the amount of \$11,100.00.

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.

*Paid in full May 9, 1969.
Poinsett Realty Co.
Ralph S. Hendricks Pres.
Witness Richard M. Hart
Ruth Young*

SATISFIED AND CANCELLED OF RECORD
14 DAY OF May 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:35 O'CLOCK A. M. NO. 27200