

GRiffin & HOWARD, ATTORNEYS
GREENVILLE, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

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OLLIE FARROWORTH OF REAL ESTATE
R.M.O.
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, JOHN H. EDWARDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FURMAN L. MOMAN

(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

Five Thousand Eight Hundred and No/100 ----- Dollars (\$ 5,800.00) due and payable in 120 equal monthly installmenst of \$67.35 each, including principal and interest, commencing on the 1st day of April, 1969, and on like day in each succeeding and consecutive month thereafter

with interest thereon from date at the rate of 7% per centum per annum, to be paid:

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, in Paris Mountain Township, being in School District 10-C and being situate on the East side of Saluda River, and known and designated as Tract No. 6, containing two (2) acres, more or less, of property of F. B. Massingale described in Plat by J. Coke Smith, Surveyor, dated November, 1945, and having the following metes and bounds:

BEGINNING at a stake on the County road, joint corner of Tracts Nos. 6 and 7; thence with line of said tracts, N. 67-15 W. 455 feet to a stake in Saluda River; thence up and with the meanderings of said river, 204 feet, more or less, to a stake corner of Tract No. 5; thence with said tract, S. 58-30 E. 630 feet to a stake in said county road; thence with said road, S. 78-15 W. 185.5 feet to the beginning.

This is a second mortgage and is junior in lien to that mortgage heretofore given by Furman Moman to the Peoples National Bank of Greenville, S. C.

This is the same property conveyed to the mortgagor by deed of even date herewith.

Together with all and singular rights, members, herditaments, 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.