

STATE OF SOUTH CAROLINA

FILED GREENVILLE CO. S. C.

BOOK 1134 PAGE 507

COUNTY OF GREENVILLE

AUG 20 12 54 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, Walter T. Ross and Daisy Ross

(hereinafter referred to as Mortgagor) is well and truly indebted unto Broadus Lee Harris, His Heirs and Assigns,

(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

Seven Hundred Dollars (\$ 700.00) due and payable in installments of Fifty Dollars (\$50.00) per month beginning the 7th day of September, 1969, and each consecutive month thereafter until paid in full with interest at Seven Percent (7%) per annum, the payments to be applied first to interest and then to principal with the privilege of acceleration.

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

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 Mortgagee may be indebted to the Mortgagor 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 Mortgagee 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 Tax District 299, containing One Acre more or less, as shown and described in a Plat, being a Survey for Walter T. Ross, dated August 12, 1969 by Carolina Engineering & Surveying Company as shown in Plat Book 4c at Page 3, Office of the R. M. C. for Greenville County and being more particularly described as follows:

BEGINNING at an iron pin near or in Old Laurens Road and running thence, South 80-45 East 189.4 Feet along Old Laurens Road to an iron pin; thence South 50-0 East 99.0 Feet to an iron pin (Old Road Bed); thence South 34-20 West 185.0 Feet to an iron pin; thence North 60-55 West 230.6 Feet to an iron pin; thence North 17-50 East 140.0 Feet to the point of beginning, subject to rights of way acquired by the Public and the Grantor.

BEING a part of a Tract conveyed to the Grantor by Vantross Franklin and others as noted in Deed Volume 447 at Page 291. This Tract is out of a Parcel shown to be in Tax District 299-M 11.2-2-4.

THIS Mortgage is a Junior Lien to a Mortgage given by Broadus Lee Harris to Motor Contract Company of Greenville, as noted in Mortgage Volume 947 at Page 503 and as extended in Volume 1093 at Page 403, unless, or sooner, Released therefrom by said Mortgagee.

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 Mortgagee 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 and satisfied this 28 day of July 1970.