

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

851-91
GREENVILLE, CO. S. C.
APR 11 4 55 PM 1961
ORVILLE S. HARRIS
R. M. C.

WHEREAS, I, Helen Lee Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Billy J. Scott

(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 and no/100

Dollars (\$1100.00) due and payable

on or before March 1, 1962, no interest to be charged prior to September 1, 1961, but to pay interest beginning September 1, 1961,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Semi-annually, until paid in full.

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, being known and designated as Lot No. 35 Cochran Heights, being property of Mrs. N. C. Cochran Estate as shown on a plat made by C. O. Riddle, Registered Engineer, as revised and surveyed on July 2, 1959, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Maxcy Avenue, which iron pin is the joint front corner of Lot Nos. 34 and 35 and running thence N. 29-08 W. 128.7 feet to an iron pin; thence S. 59-56 W. 100 feet to an iron pin; thence S. 29-08 E. 127.1 feet to an iron pin on the northerly side of Maxcy Avenue; thence N. 60-52 E. 100 Feet to an iron pin, the point of beginning.

AND being the same property conveyed to me by Billy J. Scott by deed of even date herewith and to be recorded herewith. This Mortgage is junior in lien to that certain mortgage heretofore given by the mortgagee herein unto the C. Douglas Wilson Company, said mortgage being dated December 8, 1960, and assigned to the Philadelphia Saving Fund Society being recorded in the R. M. C. Office for Greenville County and in the original amount of Thirteen Thousand Nine Hundred Fifty and no/100 (\$13,950.00) Dollars.

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.

*For satisfaction to this mortgage see Satisfaction Book
1 Page 343.*

SATISFIED AND CANCELLED OF RECORD

14 DAY OF July 19 71

Oliver Sarnsworth

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

AT 2:48 O'CLOCK P. M. NO. 1347