

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

JUL 9 2 28 PM 1968

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard V. Magill

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank, of Greenville, South Carolina (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's ~~xxxxxxx~~ note of even date herewith, the terms of which are incorporated herein by reference, ~~xxxxxxx~~ guaranty agreement by which among other things the mortgagor guarantees the payment of the ~~xxxxxxx~~ ~~xxxxxxx~~ note of Magill Contracting Company (a corporation) to the mortgagee in the principal sum of \$60,000.00, with interest from date at 6% per annum

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, at the southwestern corner of West Stone Avenue and Townes Street, in the City of Greenville, and described as follows:

"BEGINNING at an iron pin at the southwestern corner of West Stone Avenue and Townes Street, and running thence with the southern side of West Stone Avenue, N. 84-05 W. 60 feet to an iron pin at the corner of property now or formerly of Kathryn M. Magill; thence with the line of said lot in a southwesterly direction 136.5 feet to an iron pin; thence in an easterly direction 46 1/3 feet to a point on Townes Street; thence with the western side of said Street, N. 20 E. 140 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 615 at Page 94 in the R.M.C. Office for Greenville County.

It is understood and agreed that the lien of this mortgage is junior to the lien of a mortgage held by Pearl B. Magill in the original sum of \$10,000.00, recorded in Mortgage Book 775 at Page 225 in the R.M.C. Office for Greenville County, on which there is an unpaid balance of \$4900.00.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

State of South Carolina)
County of Greenville)

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby cancels the within mortgage this 1st. day of March 1968.

The Peoples National Bank of Greenville, South Carolina
By Edward L. Timmerman Vice Pres.

witness C. Henry Tripp
Louise Lindelar

SATISFIED AND CANCELLED OF RECORD
8 DAY OF March 19 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:28 O'CLOCK P M. NO. 23508