

JAN 31 4 03 PM 1967

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

BOOK 1049 PAGE 210

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Purchase Money
MORTGAGE

Jr.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Melton S. Birmingham and Janice B. Birmingham
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto M. G. Proffitt, Inc.

(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 -----

Four Thousand Five Hundred and no/100----- DOLLARS (\$4,500.00---), with interest thereon from date at the rate of 6-1/2 per centum per annum, said principal and interest to be repaid:

in three annual installments of \$1500.00 each payable on the 31st day of each January hereafter until the entire amount has been paid.
Interest to be computed and paid annually.

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, on the southern side of Dameron Avenue in The City of Greenville, being shown as Lot No. 12 on plat of Section F of Gower Estates recorded in the RMC Office for Greenville County in Plat Book JJJ at page 99, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Dameron Avenue at the joint front corner of Lots 11 and 12, and running thence along line of Lot 11, S. 19-52 E. 170 feet to an iron pin; thence N. 70-08 E. 115 feet to an iron pin; thence with line of Lot 13, N. 19-52 W. 173.8 feet to an iron pin on the southern side of Dameron Avenue; thence along Dameron Avenue, S. 65-28 W. 45.1 feet to an iron pin; thence still along Dameron Avenue, S. 70-08 W. 70 feet to the beginning corner.

Being the same property conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.

This mortgage is junior in priority to the mortgage held by Fidelity Federal Savings and Loan Association in the amount of \$26,000.00, of even date herewith.

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.

SATISFIED AND CANCELLED OF RECORD

22nd DAY OF Feb 19 72
Ollie Farnsworth

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

AT 2:45 O'CLOCK P. M. NO. 22492