

SEP 15 3 27 PM 1967

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1069 PAGE 283

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE EARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LEWIS L. ALEXANDER, JR.-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. N. BERRY AND NELL C. BERRY-----

(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 THREE THOUSAND FIVE HUNDRED AND NO/100-----
-----Dollars (\$ 3,500.00) due and payable

one year from date or when the house on the premises covered by the mortgage is sold, whichever should sooner occur.

with interest thereon from date at the rate of 6% per centum per annum, to be 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, known and designated as Lot No. 41 of Broadmoor Subdivision, as shown by plat thereof, made by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Woodbury Circle at the joint front corner of Lots 40 and 41 and running thence with Woodbury Circle and Sherbrooke Drive, the following courses and distances: S. 7-44 E. 54.5 feet, S. 31-19 W. 39.0 feet, S. 69-21 W. 111.7 feet, and S. 84-00 W. 117.8 feet; thence N. 1-22 E. 115.0 feet to a pin; thence N. 22-45 E. 36.8 feet to a pin, rear corner of Lot 40; thence with Lot 40 S. 87-17 E. 219.0 feet to the beginning corner.

This mortgage is junior in rank to a mortgage given to First Federal Savings and Loan Association, and shall be recorded after said mortgage to evidence its coming after the lien of the First Federal mortgage.

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.

Paid and satisfied in full this the 29th day of March 1968.

*S. N. Berry
Nell C. Berry*

Witness: George F. Townes

SATISFIED AND CANCELLED OF RECORD

DAY OF *Sept* 19*67*

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

AT 11:30 O'CLOCK A. M. NO. *25507*