

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JAMES D. MCKINNEY, JR. ATTORNEY AT LAW
NOV 17 1967
4:24
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE ...
R. M. C.

BOOK 1076, PAGE 637

WHEREAS, I, Patricia Anne Denton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Virginia C. Parham

(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 fifty-one and 50/100-----**
Dollars (\$ 1,151.50) due and payable

at the rate of \$50.00 per month hereafter until paid in full, the first payment to be due December 1, 1967, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from ~~xxx~~ maturity at the rate of **six** 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 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, and in the City of Greenville, on the northern side of Randall Street and being known as a portion of Lot No. 23, Section A on a plat of property of Stone Land Company recorded in the R. M. C. Office for Greenville County in Plat Book A at pages 337-341, and being described by metes and bounds, as follows:

BEGINNING at an iron pin on the northern side of Randall Street 283 feet from the corner of Wilton Street, and running thence with the line of property now or formerly owned by Pearl E. Wiggins, N. 6-47 E. 113.8 feet to a stake ; thence N. 79-30 W. 53.25 feet to a stake; thence S. 6-47 W. 112 feet, more or less, to a stake on Randall Street; thence along the northern side of Randall Street, S. 83-13 E. 53 feet to the beginning corner.

This is a purchase money mortgage and junior in lien to that of mortgage of Virginia C. Parham to Junia A. Gunter recorded in the R. M. C. Office for Greenville County in Mortgage Book 1063, at page 190.

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.