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GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE—Prepared by [illegible], Attorneys at Law, Greenville, S. C. 1320 PAGE 173

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARION E. GREGGS AND BLANCHE C. GREGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARA B. COLE

(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 TEN THOUSAND AND NO/100THS-- Dollars ($ 10,000.00) due and payable

with seven and three-fourths per centum (7-3/4%) interest per annum after date until paid, annual interest payable each year in eleven (11) successive monthly installments of $65.00 and one installment of $60.00. commencing August 1, 1974.

~~XXXXXXXXXXXXXX XXXXXXXX per centum per annum, to be paid.~~

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, as shown in Section 2, Lot No. 60 of a subdivision known as Brookwood Forest as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book BBB at pages 80 and 101 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wintergreen Lane at the joint front corner of Lots Nos. 59 and 60 and running thence with the joint line of said lots S. 63-16 W. 125.2 feet to an iron pin on the eastern side of Old Rutherford Road; thence with the eastern side of Old Rutherford Road N. 22-10 W. 186.8 feet to an iron pin; thence with the intersection of Old Rutherford Road and Wintergreen Lane the chord of which is N. 27-33 E. 28.2 feet to an iron pin; thence wi h the southern side of Wintergreen Lane S. 78-52 E. 50.1 feet to an iron pin; thence continuing with the edge of said Wintergreen Lane S. 27-39 E. 100.2 feet to the beginning corner.

This mortgage is second and junior in lien to that certain mortgage in favor of United Mortgagee Servicing Corporation (now Lomas & Nettleton Company) in the original amount of $15,400.00, assigned to the Beneficial Mutual Savings Bank, recorded in the R. M. C. Office for Greenville County in REM Volume 1108 at page 313.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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