

1333 879

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Vardry D. Ramseur, Jr.

hereinafter referred to as Mortgagor is well and truly indebted unto Lina R. Mullinix

(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

Twenty-five Thousand and No/100 Dollars \$25,000.00 due and payable

on or before August 6, 1975

with interest thereon from date at the rate of per centum per annum, to be paid if for any reason the note of Vardry D. Ramseur, Jr. which is based upon the mortgagee's collateral is called and the collateral of the mortgagee is sold for the payment of same, together with any interest charged against said collateral and loan.

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 signing 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, the Mortgagee's heirs, 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, about three miles southeast of the Greenville County Court House, between Augusta Road and Reedy River, South of the Greenville Country Club Golf Course, located on Riverside Drive, and being described as follows:

Beginning at a point on the south side of Riverside Drive 34 feet east of the joint corners of Lots 5 and 6 and running thence N. 85-20 E. 120 ft. along the front line of Lots 6 and 7 to a point on the front line of lot 7; thence S. 4-40 E. 270 ft; thence S. 85-20 W. 120 ft. to a point; thence N. 4-40 W. 270 feet to the point of beginning, and being shown as part of Lots 6 and 7 of plat of Marshall Forest made by Dalton & Neves October, 1928, recorded in the R.M.C. Office for Greenville County in Plat Book H, pages 133 and 134.

It is understood and agreed that this mortgage shall be subordinated to the two existing mortgages on the property and this shall be a third mortgage.



5. 10.00

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 is 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.

5786

4328 RV-2