

1338 73

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LAVENIA NELL ROUDA GRANGER, FORMERLY LAVENIA NELL ROUDA

(hereinafter referred to as Mortgagor) is well and truly indebted unto FORREST M. YOUNTS

(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 ONE THOUSAND EIGHT HUNDRED SEVENTY TWO AND NO/100

----- Dollars (\$ 1,872.00 ) due and payable  
at the rate of Fifty Two Dollars (\$52.00) per month beginning on May  
1, 1975 and a like amount due on the first day of each month there-  
after until paid in full, for a total of 36 months.

with interest thereon from date at the rate of eight per centum per annum, to be paid: after due date

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 releaze 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, situate on the south side of Cleveirvine Avenue (formerly known as Hillside Avenue) in the City of Greenville, being shown as Lot No. 3 and the eastern portion of Lot No. 6 on plat of Hillside Terrace, recorded in the RMC Office for Greenville County, S.C. in Plat Book F at page 154 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of Cleveirvine Avenue at the joint corner of Lots 8 and 41 and running thence along the rear line of Lots 37, 39 and 41, S. 42-17 W., 113.3 feet to an iron pin; thence with the rear line of Lot No. 35, S. 79-04 W., 48.8 feet to an iron pin; thence with the line of Lot 6, N. 13-15 E., 120.8 feet to an iron pin on the south side of Cleveirvine Avenue; thence with the curve of Cleveirvine Avenue (the chord being S. 81-19 E., 25 feet) to an iron pin; thence continuing with the curve of Cleveirvine Avenue (the chord being S. 74-13 E., 75 feet) to the beginning corner.

It is understood and agreed that this mortgage shall be second and junior in lien to that certain real estate mortgage held by United Federal Savings and Loan Association, recorded in Mortgage Book 1269 at page 38.



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 who may lawfully claim the same or any part thereof.

9973

4328 RV-2