

Mortgagee's Address: 17 Foxcroft Road, Foxcroft, Greenville, S. C. 29607

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GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

WILLIAM VANPERSIE  
R.M.C.

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

WHEREAS, Lloyd D. Auten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruth S. Auten

(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

Thirty-nine Thousand, One Hundred Twenty-four & 58/100 - Dollars (\$ 39,124.58 ) due and payable

with interest thereon from Feb. 1, 1977 at the rate of 8 per centum per annum, to be paid:

According to note of even 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 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, being known and designated as the major portion of Lot 18 and all of Lot 19 of a subdivision known as Addition to Wildaire Estates according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ramblewood Lane, which iron pin is N. 17-00 W. 10 ft. from the joint front corner of Lots Nos. 17 and 18, and running thence along a line through Lot 18, approximately 223.6 ft. to an iron pin located N. 7-41 W. 10 ft. from the joint rear corner of Lots 17 and 18; thence N. 7-41 W. 268.55 ft. to an iron pin in the line of property now or formerly owned by James Taylor; running thence N. 59-05 W. 119 ft. to an iron pin; running thence N. 60-00 W. 27 ft. to an iron pin at the corner of Lot No. 20; thence along the line of Lot 20, S. 27-01 W. 278.4 ft. to an iron pin on the curve of the turnaround on Ramblewood Lane; thence with the curve of said turnaround, the chord of which is S. 40-10 E. 58.1 ft. to the corner of Lot No. 18; thence with the eastern side of said Ramblewood Lane, S. 17-00 E. 110 ft. to the point of beginning; being the same conveyed to me by Uldrick Construction Co., Inc. by deed Dated April 20, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 747, Page 24.

This is a second mortgage junior in lien to that mortgage held by First Federal Savings and Loan Association in Mortgage Book 973, at Page 569.

DOCUMENTARY  
STAMP  
\$ 15.00  
PB 11218

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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