

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

BOOK 1073 PAGE 409

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ARTHUR SEGAN and RENEE G. SEGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHIRLEY A. ROTHSCHILD

(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/100-----

----- Dollars (\$ 10,000.00) due and payable in monthly installments in the sum of \$198.00 each, commencing on November 1, 1967, and continuing thereafter on the 1st day of each calendar month in the sum of \$198.00 until paid in full, all payments to apply first to interest and balance to principal, October 1, 1967,

with interest thereon from ~~date~~ at the rate of 7 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 in Greenville County, State of South Carolina, near the City of Greenville being shown as Lot No. 209 on a plat of Botany Woods, Sector V, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, at pages 6 and 7, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Northeastern side of Hiawatha Drive, corner of Lot No. 208, and running thence with the line of Lot No. 208, N. 12-04 E., 187.5 feet to an iron pin; thence N. 2-04 W., 105 feet to an iron pin; thence S. 44-15 E., 160 feet to a stake; thence S. 76-14 E., 33.1 feet to an iron pin in rear corner of Lot No. 210; thence with the line of said lot, S. 25-05 W., 219.4 feet to an iron pin on said drive; thence with said drive, N. 68-54 W., 92 feet to the beginning corner.

The within mortgage is junior in lien to a first mortgage covering the above described property now owned by Cameron-Brown Company, dated February 5, 1962, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 881, page 71.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 32

SATISFIED AND CANCELLED OF RECORD
25 DAY OF April 1972
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:35 O'CLOCK A. M. NO. 38156