

JUN 20 3 16 PM

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I, **Clarence A. Ellis**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **J.H. Mauldin**

(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 **Twelve Hundred and No/100**

DOLLARS (\$1200.00)

with interest thereon from date at the rate of **Five** per centum per annum, said principal and interest to be repaid: **\$10.00 on July 20, 1956, and a like payment of \$10.00 on the 20th day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal, with the right to anticipate all or any part of the said balance at any time, with interest thereon from date at the rate of Five (5%) per cent, per annum, to be computed and paid monthly**

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his 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, in **Paris Mountain Township, being shown and designated as lot # 23 on plat of Mauldin Meadows recorded in the R.M.C. office for Greenville County in Plat Book EE at Page 151, and having according to said plat the following metes and bounds, to-wit:**

"BEGINNING at an iron pin on the Western side of Mauldin Circle, at the joint front corner of lots # 23 and 24, and running thence with the Western side of Mauldin Circle, N. 26-15 E. 99.5 feet to an iron pin; thence with the curve of Mauldin Circle, the chord of which is N. 11-30 W. 49 feet to a pin; thence continuing with the Southern side of Mauldin Circle, N. 49-15 W. 45 feet to an iron pin at corner of lot # 22; thence with the line of lot # 22, S. 40-45 W. 54.4 feet to an iron pin in line of lot 24; thence with the line of lot # 24, S. 63-45 E. 112.3 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by the mortgagee by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original sum of \$7500.00.

The mortgagee agrees as a condition of this mortgage to plant ten (10) pieces of shrubbery in the yard and to complete the landscaping by leveling and covering with topsoil and by planting grass.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Satisfied and paid in full this — day of September 1968.

*F. M. Gibson
W. R. Gibson
Witness Kenneth C. Porter*

RECORDED AND CANCELLED OF RECORD
25 DAY OF Sept. 19 68
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:30 O'CLOCK P. M. NO. 7580