

STATE OF SOUTH CAROLINA, 8 47 PM 1959

BOOK 783 PAGE 413

County of Greenville

CLERK OF COURTS

To all Whom These Presents May Concern:

WHEREAS I, Clarence M. Traynham, of Greenville County, well and truly indebted to Grace E. Greer in the full and just sum of Six Hundred, Eighteen and 45/100 - - - - - (\$ 618.45) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

One (1) year from date, or the date upon which the dwelling to be erected upon the mortgaged premises shall be sold, whichever date is earlier,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Clarence M. Traynham

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Grace E. Greer, her heirs and assigns forever:

All of that lot of land in the County of Greenville, State of South Carolina, known as Lot No. 16 on plat of Pine Brook Ext. of record in the R. M. C. office for Greenville County in Plat Book W at page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runyon Drive 225 feet north-east of Cardinal Drive, at the corner of Lot No. 15 and running thence along said lot, N. 25-50 W. 150 feet to an iron pin; thence N. 68-09 E. 75 feet to an iron pin; thence S. 25-50 E. 144.3 feet to an iron pin on the northern side of Runyon Drive; thence with it, S. 63-47 W. 75 feet to the point of beginning; being the same conveyed to me by Grace E. Greer by her deed dated April 7, 1959, not yet recorded.

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville by the mortgagor in the sum of \$8200.00.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Grace E. Greer, her

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

*Paid satisfied and cancelled
this 21st Nov. 1959*

Grace E. Greer

not:

Merrill E. Smith

*24 Nov
Allie B. [unclear]
9:17 A
15520*