

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 5 2 31 PM MORTGAGE OF REAL ESTATE

BOOK 883 PAGE 343

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Ben S. Irvin

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Thomas Davis, Jr.

(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 Two Thousand Five Hundred and No/100

Dollars (\$2,500.00) due and payable

in full nine (9) months from date, November 15, 1962; or upon sale by mortgagor of the property securing this note, whichever may occur first.

with interest thereon from date at the rate of SIX (6%) per centum per annum, to be paid upon payment of principal.

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, on the eastern side of Linden Drive in Greenville County, South Carolina, being shown and designated as Lot No. Forty Two (42), Section 2, on a FINAL PLAT - PINEURST, IN SECTION TWO NEAR GREENVILLE, S. C. made by J. Mac Richardson, Surveyor, recorded in the RMC Office of Greenville County, South Carolina in Plat Book "M14", at Page 153, reference to said plat being craved for a more complete and detailed description thereof.

Said lot fronts 90 feet on the eastern side of Linden Drive; runs back to a depth of 132.6 feet on its northern side; runs to a depth of 122.6 feet on its southern side; and is 90.03 feet across its rear.

Subject to usual covenants, conditions, easements and reservations of record.

This is a junior and subordinate lien to that certain mortgage being given by the mortgagor herein to The Pure Oil Company in the amount of \$7,950.00, on the above described lot.

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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.

paid and satisfied in full

Date

John Thomas Davis, Jr.

Witnessed:

Mr. John T. Davis, Jr.

J. Maud Woods

RECORDED
13-17
1962

Final Plat See P. 6. W. Book 898 Page 484