

FILED
VILL. CO. S. C.
APR 23 10 23 AM 1962

MORTGAGE OF REAL ESTATE

BOOK 888 PAGE 171

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clement L. McEachern and Bess M. McEachern, Husband and Wife (hereinafter referred to as Mortgagor) is well and truly indebted unto L. Ralph Way, his heirs and assigns forever and Elaine D. Childers, her heirs and assigns forever

(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 Three Thousand, Nine Hundred and Ninety-six and 61/100 (\$3996.61) Dollars (\$ 3996.61) due and payable

in three equal installments with interest at 6% per annum to be paid on the reducing principal balance. One - third due plus interest December 31, 1962; one-third plus interest due December 31, 1963; and the balance plus interest due December 31, 1964.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually on the reducing principal balance.

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 signing and delivery of these presents, the receipt whereof is hereby acknowledged, had granted, bargained, sold and released, and by these presents do 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.

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, on the South side of Conway Drive, being shown as lot 14 on plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August 1956; recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book GG, page 163, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the South side of Conway Drive at joint front corner of lots 13 and 14 and running thence with the line of Lot 13, S. 11-38W., 185 feet to an iron pin; thence N. 78-22W. 100 feet to an iron pin; thence with the line of Lot 15, N. 11-38E., 185 feet to an iron pin on the South side of Conway Drive; thence along Conway Drive, S. 78-22E., 100 feet to the beginning Corner; being the same conveyed to me by Pleasantburg Development Company by deed dated February 12, 1960, recorded in the R. M. C. Office for Greenville County in Deed Vol. 644, at page 371.

This mortgage is second to the mortgage between L. Ralph Way, mortgagor and First Federal Saving & Loan Assn. of Greenville, S. C. recorded in Mortgage Book 830, page 587.

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 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.

This Mortgage Assured to: Clement L. McEachern
L. Ralph Way & Elaine D. Childers
22 Sept. 70
1215 595
2 Dec 71 15734

FOR SATISFACTION
SATISFACTION 4 146

7 Dec 71
Ollie Farnsworth
3:31 P 15734