

MORTGAGE OF REAL ESTATE—Offices of Love, Telford & Arnold, Attorneys at Law, Greenville, S. C.

JUN 15 2 51 PM 1962

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William H. Martin and Mary L. Martin (hereinafter referred to as 'Mortgagor') SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ivan L. McGuire and Eyyonne E. McGuire,

(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

Seventeen Hundred and no/100--- DOLLARS (\$ 1,700.00)

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid:

In monthly installments of \$100.00 each payable on the 10th day of each month, beginning on September 10, 1962, with interest thereon from date at the rate of Five per cent, per annum, to be computed and paid annually until paid in full.

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, in Gantt Township, on the Western side of East Belvedere Road, being shown as Lot 31 of South Forest Estates on a plat recorded in Plat Book GG at page 181 in the RMC Office for Greenville County, being further described according to said plat as follows:

BEGINNING at an iron pin on the Western side of East Belvedere Road, the joint front corner of Lots 30 and 31, running thence along the joint line of said lots, S. 84-41 W. 125 feet; thence S. 5-19 E. 90 feet to an iron pin at corner of Lot 32; thence along the line of Lot 32, N. 84-41 E. 125 feet to an iron pin on the Western side of East Belvedere Road; thence along said road, N. 5-19 W. 90 feet to the Beginning.

Being the same conveyed to the mortgagors by deed of Ivan L. McGuire and Eyyonne E. McGuire, by deed recorded herewith.

It is understood and agreed by the mortgagors and mortgagees that the within mortgage and the note secured thereby is junior and second in lien to a mortgage from Ivan L. McGuire, et al to C. Douglas Wilson & Co. in the principal sum of \$17,600.00, recorded in Mortgage Book 835 at page 189.

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.

date >
Paid satisfied
and cancelled
By: Ivan L. McGuire
Eyyonne E. McGuire
Wt. Mrs. Barbara Roberts
C. Roberts

18
10-13
1963
ALLIE TAMMAY
A. J. 14649