

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

SEP 20 2 59 PM 1962

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. G. Proffitt

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

WHEREAS, the Mortgagor is well and truly indebted unto Botany Woods, Inc.

(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 **Twenty-Five Hundred and 00/100** ----- DOLLARS (\$ 2500.00 ), with interest thereon from date at the rate of **5** per centum per annum, said principal and interest to be repaid: **One year from date with interest thereon from date at the rate of five (5%) per cent per annum, to be computed and paid annually.**

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 of lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as lot No. 313 on the northern side of Bridgewater Drive, on plat of Botany Woods, Sector VII; recorded in Plat Book YY, at Pages 76 and 77, and described as follows:

BEGINNING at an iron pin on the northern side of Bridgewater Drive, at the joint front corner of lots Nos. 312 and 313, and running thence with the line of lot No. 312, N. 17-21 W. 180 feet to iron pin; thence N. 72-39 E. 135 feet to iron pin, joint rear corner of lots Nos. 313 and 314; thence with line of lot No. 314, S. 17-21 E. 180 feet to iron pin on Bridgewater Drive; thence with said Drive, S. 72-39 W. 135 feet to the point of beginning.

This conveyance is subject to restrictive covenants applicable to all lots in this subdivision.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$ 30,000.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association to be recorded herewith.

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.

*pd - satisfied this 25th day of Oct. 1962.*

*Botany Woods, Inc.*

*By: S. Taylor, Jr.*

*resident*

*Witness:*

*Betty Ann Swartz*

*29 Oct 62  
Betty Swartz*

*1135 # 1182*