

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 905 PAGE 459
MORTGAGE OF REAL ESTATE

FILED
GREENVILLE S. C.
NOV 24 4 56 PM 1962

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, We, George Henry Lester, Mora Lee Lester and Ben H. Lester
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Edna C. Manly

(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 AND NO/100 ----- Dollars (\$ 2,0000.00) due and payable

In equal semi-annual payments of \$150.00, first applied to interest and balance on the principal, beginning on February 15, 1953, and a like amount of \$150.00 on each August 15th and February 15th thereafter until paid in full, with the right to anticipate payments on any interest bearing date.

with interest thereon from date at the rate of Seven ~~7~~ ⁷/₈ per centum per annum, to be paid: Semi-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 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, Paris Mountain Township, designated as Tract No. 4 on a plat of property of Mrs. Mary M. Allen recorded in the R.M.C. Office for Greenville County in Plat Book "E" at Page 26, the same containing 6.90 acres, more or less, and having the courses and distances shown on said plat.

Also, all that certain lot of land located in Paris Mountain Township, Greenville County, South Carolina, shown on a plat prepared by J. C. Hill on September 8, 1952, recorded in the R.M.C. Office for Greenville County in Plat Book "CC" at Page 169, the same containing .75 acres, more or less, and having the courses and distances shown on said plat.

It is understood that with regard to the second piece of property described above that this mortgage is junior to a certain mortgage executed by George Henry Lester and Mora Lee Lester in favor of the South Carolina National Bank of Greenville, South Carolina, recorded in the R.M.C. Office for Greenville County in Mortgage Book 809 at Page 322, upon which the present balance due is \$157.35, and said mortgagors agree herein not to obtain or secure any further loans, advances, readvances or credits on said prior mortgage.

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.

SIX

R.M.C.

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