

JAN 25 9 22 AM 1964

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Helen F. Taylor,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Quentin O. Ball

(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

Seven Hundred & 00/100
Dollars (\$ 700.00) due and payable

AS follows: \$21.30 on March 1, 1964 and \$21.30 on the first day of each month thereafter until paid in full; payment to be applied first to interest then to reduction of principal.

with interest thereon from date at the rate of SIX (6%) per centum per annum, to be paid: Monthly

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, Gantt Township, being known and designated as Lot No. 46 as shown on a plat prepared by Pickell and Pickell, Engineers, dated August 29, 1955, entitled "South Forest Estates" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Pages 180 and 181, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Brantford Land at the joint front corner of Lots Nos. 46 and 47, and running thence with the line of Lot No. 47 N. 66-34 E. 127.3 feet to an iron pin in the rear line of Lot No. 38; thence with the rear line of Lot No. 38 S. 27-15 E. 85.2 to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 45 S. 66-34 W. 133 feet to an iron pin on the eastern side of Brantford Lane; thence with the eastern side of Brantford Lane N. 23-26 W. 85 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Central Realty Corporation recorded in Mortgage Book 936 at page 121 of the RMC Office for Greenville County, South Carolina.

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.

For Satisfaction See R. E. M. Book 1018 Page 594

FILED AND CANCELLED OF
4 Jan. 66
Ollie Farnsworth
3:21
OF BLOCK R. 19498