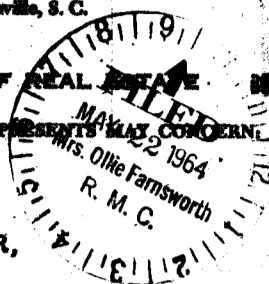


62-10115
MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

958 JAN 60



WHEREAS, WE, HENRY E. GREER AND MAE R. GREER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PALMETTO MORTGAGE COMPANY

(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

Four Thousand One Hundred Twenty and 02/100----- Dollars (\$ 4,120.02) due and payable

Due and payable \$79.64 per month for 60 months beginning June 15, 1964; payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of six 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 known and designated as Lot No. 145 according to Map No. 4 of Sans Souci Heights, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book "Y", Page 145 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lenora Avenue, joint front corner of Lots Nos. 145 and 146 and running thence with the common line of said lots S. 22-49 E. 91.1 feet to an iron pin; thence across the rear line of Lot No. 145 N. 68-54 E. 70 feet to an iron pin; thence with the common line of Lots Nos. 144 and 145 N. 22-49 W. 93.2 feet to an iron pin on the southern side of Lenora Avenue; thence with said Avenue S. 67-11 W. 70 feet to an iron pin, the point of beginning.

The above is the same conveyed to the mortgagors by deed dated December 12, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 740, Page 480.

This property is subject to a first mortgage given by the mortgagors to Carolina Federal Savings and Loan Association in the original amount of \$4,000.00 dated October 18, 1963 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 938, Page 131.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the northern side of Hartsville Street and being known and designated as Lot No. 193, Orchard Acres Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "WW", Page 486 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hartsville Street, joint front corner of Lots Nos. 193 and 194 and running thence N. 3-21 W. 160 feet to an iron pin; thence across the rear line of Lot No. 193 S. 86-39 W. 100 feet to an iron pin; thence S. 3-21 E. 160 feet to an iron pin on the northern side of Hartsville Street; thence with said Street N. 86-39 E. 100 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagors by deed dated September 30, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 733, Page 19.

This property is subject to a first mortgage given by the mortgagors to First Federal Savings and Loan Association dated September 30, 1963 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 936, Page 238 and in the original amount of \$17,000.00.

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.