

AUG 6 3 11 PM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1003 PAGE 469

WHEREAS, I, Joe C. Lunsford,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Caroline J. Coker,
(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 Dollars (\$2,000.00) due and payable

at the rate of Thirty (\$30.00) Dollars per month, commencing one month from date, with a like payment on the same day of each succeeding month hereafter, until the same is paid in full,

with interest thereon from date at the rate of none per centum per annum, to be paid:

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, being known and described as Lot No. 33, as shown on a plat of Paris Heights recorded in Plat Book Y, at page 65, and being more particularly described according to a recent survey prepared by C.C. Jones, as follows:

BEGINNING at a point on the west side of Delmar Avenue which point is 185 feet south of the turn out point of Delmar Avenue and Pisgah Drive and is the joint front corner of Lots 33 and 34, and running thence with the joint line of said Lots S. 73-06 W. 165.91 feet; thence S. 10-12 W. 78.6 feet to the rear corner of Lot 32; thence with the line of said lot, N. 73-06 E. 201.9 feet to a point on the west side of Delmar Avenue; thence with said Avenue N. 16-54 W. 70 feet to the point of beginning, and being the same property conveyed to the mortgagor by deed from Caroline J. Coker, dated August 4th, 1965, and recorded simultaneously herewith.

This mortgage is given subject to a certain mortgage in favor of the Independent Life and Accident Insurance Company, which mortgage is recorded in the R. M. C. Office for Greenville County, in Mortgage Volume 787, at page 437.

Together with all and singular rights, members, herditaments, 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.

Paid and satisfied in full this 21st. day of August 1970.

Caroline J. Coker

Witness Louise C. McAlister

SATISFIED AND CANCELLED OF RECORD
24 DAY OF Aug 1970
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:56 O'CLOCK A. M. NO. 4412