

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—*MAY 20 5 18 PM 1966* GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1031 PAGE 447

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEWIS ALEXANDER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. N. BERRY & NELL C. BERRY

(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 Three Thousand, Six Hundred, Fifty and

No/100-----Dollars (\$ 3,650.00 ) due and payable

one year from date, or when the house to be constructed on the premises is sold, whichever should sooner occur,

with interest thereon from date at the rate of six per centum per annum, to be 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 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, on the western side of Woodbury Circle, being known and designated as Lot No. 40 of Broadmoor Subdivision as shown by plat thereof, made by Piedmont Engineering Service, July, 1960, recorded in the R.M.C. Office for Greenville County in Plat Book RR at page 47; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Woodbury Circle at the joint front corner of Lots 39 and 40 and running thence with Woodbury Circle, S. 0 - 38 E., 100.0 feet to a pin, joint front corner of Lots 40 and 41; thence with Lot 41 N. 87 - 17 W., 219.0 feet to an iron pin; thence N. 22 - 45 E. 95.0 feet to an iron pin, rear corner of Lot 39; thence with Lot 39 N. 89 - 22 E. 181.5 feet to an iron pin, to the beginning corner.

This is the same property conveyed to me by deed of even date herewith, and this is a purchase money mortgage. This mortgage is junior in rank to a certain mortgage being given, simultaneously, to First Federal Savings and Loan Association for the construction of a house on the premises, and this mortgage may be recorded following the recordation of said mortgage to the First Federal Savings and Loan Association to evidence its junior rank.

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 in full this the 25th day of August 1966.*

*S. N. Berry  
Nell C. Berry*

*witness - Carolyn A. Abbott*

SATISFIED AND CANCELLED OF RECORD

*26* DAY OF *August* 19*66*

*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *10:19* O'CLOCK *A* M. NO. *5686*