

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1049 PAGE 501
FILED
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: FEB 7 4 26 PM 1967

WHEREAS, We, Rena F. Spinney and Eugene R. Spinney, OLLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arlie E. Peterson

(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 Nine Hundred Forty-four and 45/100-----

-----Dollars (\$ 944.45) due and payable \$46.63 on the 1st day of February, 1967, and \$46.63 on the first day of each month thereafter, until paid in full, with the balance to be due, if not sooner paid, on the first day of November, 1968. Payments shall be applied first to interest, then to principal. Debtor reserves full prepayment privileges 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, on the southwest side of Pine Creek Drive and being known and designated as Lot No. 165, Section C of Woodfields as shown on plat thereof recorded in the EMC Office for Greenville County in Plat Book GG, Page 107, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Pine Creek Drive at the joint front corner of Lots 164 and 165 and running thence along the joint line of said lots, S. 33-28 W. 166 feet to an iron pin; thence N. 56-32 W. 90 feet to an iron pin; thence with the joint line of said lots, S. 33-28 W. 166 feet to an iron pin on the southwest side of Pine Creek Drive; thence along said drive, S. 56-32 E. 90 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$16,800.00, dated August 13, 1959, and recorded in Mortgage Book 799, Page 425.

It is agreed that a default of the above-described first mortgage shall also constitute a breach or default of this 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.

*Paid in full 11/1/69.
Arlie E. Peterson
Witness Lucy L. Peterson*

SATISFIED AND CANCELLED OF RECORD

7 DAY OF *April* 19*69*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *1:53* O'CLOCK *P* M. NO. *23829*