

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 6 11 22 AM 1968

BOOK 1102 PAGE 337

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, H. J. Martin and Joe O. Charping

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wm. R. Timmons, Jr. and W. T. Patrick

(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

One Thousand Eight Hundred and No/100----- Dollars (\$ 1,800.00) due and payable

\$15.00 per month beginning January 14th 1969

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, in Greenville Township, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 116 of a subdivision known as Vista Hills, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book P at Page 149, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Chick Springs Road at the joint front corner of Lots 115 and 116 and running thence with the Southeastern side of Chick Springs Road N 16-54 E 75.1 feet to a point; thence continuing with the Southeastern side of Chick Springs Road N 1-25 E 40 feet to a point; thence following the curvature of the Southwestern intersection of Chick Springs Road with Wellington Avenue (the chord of which is N 71-40 E) 42.8 feet to a point; thence with the Southwestern side of Wellington Avenue S 37-01 E 118 feet to a point in an alley at the rear corner of Lot 116; thence with said alley S 16-02 W 72.8 feet to a point at the joint rear corner of Lots 115 and 116; thence N 71-20 W 131.7 feet to a point on the Southeastern side of Chick Springs Road at the point of BEGINNING.

This mortgage is junior in rank to that certain mortgage given by mortgagors to Fidelity Federal Savings and Loan Association in the amount of \$11,400.00.

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.

WITNESSED AND CORRECTED BY MORTGAGEE
OLLIE FARNSWORTH
R.M.C.
COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1102 PAGE 1532

Mr. & Mrs. Timmons Jr. Agreement All Rem. Paid 1-15-69 page 120