



BOOK 1115 PAGE 347

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret Ann C. Raines

(hereinafter referred to as Mortgagor) is well and truly indebted unto Talmer Cordell

(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 Nineteen Hundred Sixty-eight and 79/100

Dollars (\$1968.79) due and payable \$25.00 on January 1, 1969 and a like amount on the first day of each and every month thereafter up to and including January 1, 1974 at which time the entire principal sum will be due; said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 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, known and designated as Lot No. 21, as shown on plat of Staunton Court, recorded in the RMC Office for Greenville County, South Carolina, in plat book PPP, at page 41, said lot having a frontage of 120 feet on the northwest side of Riggs Street, a depth of 124.25 feet on the southwest side, and a depth of 126.8 feet on the northeast side, and a rear width of 115 feet.

This mortgage is junior in line to that certain mortgage given by mortgagor to Carolina National Mortgage Investment Co., Inc.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 191

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Dec. 1971Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:44 O'CLOCK a M. NO. 16117