

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of FILE & FILE, Attorneys at Law, Greenville, S. C.

BOOK 1117 PAGE 295

STATE OF SOUTH CAROLINA FEB 17 11 44 AM 1989

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Russell H. Styles,

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

Homer Styles

(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

Four Thousand Two Hundred Eighty-Seven and No/100-----
Dollars (\$4,287.00) due and payable

\$50.00 per month, payments to apply first to interest and the balance to principal, beginning 30 days from date, and a like amount each successive 30 days until paid in full

with interest thereon from date at the rate of 7 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, Bates Township, being known and designated as Lot #40, as shown on a plat of property of Roy Styles, known as LeRoy Park, recorded in the RMC Office in Plat Book Y, Page 63, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Walnut Lane, joint corner of Lots Nos. 40 and 41, and running thence with the line of said lots, S. 86-45 W. 180 feet to an iron pin; thence N. 3-15 W. 100 feet to iron pin; thence N. 86-45 E. 180 feet to iron pin on the west side of Walnut Lane; thence S. 3-15 E. 100 feet to the point of beginning, and being one of the lots conveyed to grantor by G. Y. Styles by deed recorded in Deed Book 559, Page 363.

THIS IS A SECOND 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.

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