

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

JUN 10 12 52 PM '69

County of Greenville

OLLIE FARNSWORTH  
R. M. C.

To all Whom These Presents May Concern:

WHEREAS We, D. H. Poston, and Grace N. Poston, are well and truly indebted to Juanita Groff in the full and just

sum of Twelve Hundred and No/100----- (\$ 1200.00 ) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows:

Due and payable Six Hundred and No/100 (\$600.00) Dollars on the 6th day of December, 1969, and Six Hundred and No/100 (\$600.00) Dollars on the 6th day of June, 1970, with the privilege to anticipate part or the whole of the debt at any time without penalty,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said D. H. Poston and Grace N. Poston

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Juanita Groff, her heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Confederate Circle and western side of Avon Drive, near the City of Greenville, being known and designated as Lot 60 of a subdivision known as Sheffield Forest, Section Two on plat recorded in the R. M. C. Office for Greenville County in Plat Book BBB at page 61 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Avon Drive, joint front corner of Lots 60 and 61 and running thence with the joint line of said lots, S. 80-03 W. 167.8 feet to an iron pin, common corner of Lots 58, 59, 60 and 61; thence with the joint line of Lots 59 and 60, N. 8-15 W. 130.0 feet to an iron pin on the southern side of Confederate Circle, joint front corner of said lots; thence with said circle, N. 84-0 E. 125.0 feet to an iron pin; thence along the intersection of Confederate Circle and Avon Drive, the chord being S. 55-10 E. 37.8 feet to an iron pin on the western side of Avon Drive; thence with said Drive, S. 14-20 E. 95.0 feet to an iron pin, point of beginning;

It is understood and agreed that this mortgage is junior in lien to that mortgage given to First Federal Savings and Loan Association in the sum of \$18,000.00 recorded in Mortgage Book 1027 at Page 195.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Juanita Groff, her Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

*Paid and satisfied in full this 20th day of August 1970*