

MORTGAGE OF REAL ESTATE--Mann, GREENVILLE, S. C., Attorneys at Law, Justice Building, Greenville, S. C.

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BOOK 1147 PAGE 223

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, We, Gordon B. Bailey and Catharine W. Bailey

hereinafter referred to as Mortgagor) is well and truly indebted unto Juanita Groff and Irma Lee Hamilton

(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 and No/100-----

Dollars (\$ 1,000.00) due and payable

six (6) months from date

with interest thereon from date at the rate of seven(7%) per centum per annum, to be paid: at maturity

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 eastern side of Havenhurst Drive being shown and designated as all of Lot No. 108 and a 15 foot strip from the northern side of Lot No. 109 of a plat entitled, "Section II, Homestead Acres" recorded in the RMC Office for Greenville County in Plat Book XX, Page 143, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Hampshire Drive, joint corner of Lots No. 107 and 108 and running thence S 02-10 E 105 feet to a point in the rear line of Lot No. 109, said point being 15 feet south of the joint rear corner of Lots 108 and 109; running thence in a line through Lot No. 109 S 87-50 W 174.1 feet to an iron pin on the eastern side of Havenhurst Drive, said point being 15 feet south of the joint front corner of Lots No. 108 and 109; running thence with the eastern side of Havenhurst Drive N 02-10 W 80 feet to a point at the southeastern corner of the intersection of Hampshire Drive and Havenhurst Drive and running thence with the curve of said intersection, the chord being N 42-50 E 35.3 feet to a point on the southern side of Hampshire Drive; thence with the southern side of said Drive N 87-50 E 149.1 feet to the joint corner of Lots N. 107 and 108, the point of beginning.

This is a second mortgage being junior in lien to a mortgage over the above property to C. Douglas Wilson & Co. recorded in the R. M. C. Office for Greenville County in Mortgage Book 990, at Page 1.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.