

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

SEP 14 12 40 PM '70

BOOK 1166 PAGE 309

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Wallace C. Cromer and Gloria I. Cromer, are

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

(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 Eight Thousand, Four Hundred Thirty-Four and 93/100-----
-----Dollars (\$ 8,434.93) due and payable

Six (6) months from date, or when the mortgagors' house located at
123 Richburg Drive, Greenville, South Carolina is sold, whichever is sooner

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-annually

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 Hummingbird Circle near the City of Greenville, being shown as Lot 57 on plat of Wade Hampton Terrace recorded in Plat Book KK at Page 15 in the R. M. C. Office for Greenville County and described as follows:

"BEGINNING at an iron pin on the eastern side of Hummingbird Circle turnaround, corner of Lot 58, and running thence with the curve of the eastern side of said turnaround, the chord of which is N. 19-41 E. 62.2 feet to an iron pin at the corner of Lot 56; thence with the line of said lot, N. 71-09 E. 85.4 feet to an iron pin; thence S. 29-51 E. 219 feet to an iron pin at the corner of Lot 68; thence with the lines of Lots 68 and 67, S. 71-09 W. 112 feet to an iron pin at the corner of Lot 58; thence with the line of said lot, N. 36-52 W. 174.8 feet to the beginning corner; being the same conveyed to us by the mortgagee herein by deed of even date, to be recorded herewith."

This is a second mortgage and is junior in lien to that mortgage executed to Independent Life and Accident Insurance Company, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1073, at Page 641.

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.