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BOOK 1177 PAGE 286

MORTGAGE OF REAL ESTATE—Office of L. C. Ollie Farnsworth, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Judy C. Coleman

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Garland J. Avera

(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 and no/100----- DOLLARS (\$4,000.00),
with interest thereon from date at the rate of -6½- per centum per annum, said principal and interest to be repaid:

\$44.92 per month beginning February 4, 1971 and \$44.92 on each successive fourth of the month thereafter until paid in full, said payments to be applied first to interest, balance to principal, with full privilege of anticipation at anytime with interest at 6½ 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, on the northern side of Idlewood Drive, formerly East Pinehurst Drive, in the City of Greenville, being shown as Lot 19 on plat of property of Helen M. Powe, made by W. J. Riddle, Surveyor, June, 1944, recorded in the RMC office for Greenville County in Plat Book P at page 65 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Idlewood Drive, formerly East Pinehurst Drive, at joint front corner of lots 4 and 19 and running thence with the northern side of Idlewood Drive S 89-52 E 61.6 feet to an iron pin at corner of lot 20; thence with line of Lot 20, N 1-15 E 258.8 feet to an iron pin; thence N 87-32 W 61.6 feet to an iron pin at corner of Lot 7; thence along the rear line of lots 4, 5, 6 and 7, S 1-15 W 261.5 feet to an iron pin on the northern side of Idlewood Drive, the beginning corner.

This mortgage is junior in lien to one to Cameron-Brown Company in the original amount of \$7350.00 recorded in Mortgage Book 924 page 313 in the RMC office for Greenville county, the principle balance being \$6,428.21.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.