

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 14 10 25 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1194 PAGE 515

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Arthur J. O'Brien and Helen G. O'Brien, are

(hereinafter referred to as Mortgagor) well and truly indebted unto
M. G. Proffitt, Inc.

(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 Five Thousand, Five Hundred and No/100

Dollars (\$ 5,500.00) due and payable

Due and payable on or before 45 days from date

and one-half (7-1/2%)

with interest thereon from date at the rate of seven / 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, being known and designated as Lot 91 of a subdivision known as Foxcroft, Section 1 as shown on Map No. 3 thereof recorded in the R. M. C. Office for Greenville County in Plat Book 4 F at page 4 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern edge of Hunting Hollow Road, joint front corner of Lots 90 and 91 and running thence along the joint line of said lots, N. 37-51 E. 150 feet to an iron pin at the joint corner of Lots 89, 90 and 91; thence along the line of Lot 89, N. 19-50 E. 50.8 feet to an iron pin at a rear corner of Lot 92; thence along the line of that lot, N. 79-41 W. 196.5 feet to an iron pin on the eastern edge of Stonehedge Drive; thence along the eastern edge of Stonehedge Drive, S. 11-29 W. 55.5 feet to an iron pin; thence continuing along Stonehedge Drive, S. 17-28 W. 55.5 feet to an iron pin; thence across the intersection of Stonehedge Drive and Hunting Hollow Road, S. 24-01 E. 35.1 feet to an iron pin on the northern edge of Hunting Hollow Road; thence along the northern edge of Hunting Hollow Road, S. 53-06 E. 43 feet to an iron pin; thence continuing along the northern edge of Hunting Hollow Road, S. 55-48 E. 43 feet to an iron pin; thence continuing along the northern edge of Hunting Hollow Road, S. 52-09 E. 29.9 feet to the beginning corner;

It is understood and agreed that this mortgage is junior in lien to that certain mortgage given by M. G. Proffitt, Inc. to First Federal Savings and Loan Association this day in the sum of \$42,000.00.

STATE OF NEW JERSEY)
COUNTY OF) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor, Helen G. O'Brien, sign, seal and as her act and deed deliver the within written instrument and that (s)he, with the other witness subscribed witnessed the execution thereof.

SWORN to before me this the 11TH day of June, 1971

Helen G. O'Brien
Franklin T. Gilford

William J. Kelly (L. S.)
Notary Public for New Jersey

My Commission Expires NOTARY PUBLIC OF NEW JERSEY
My Commission expires March 9, 1976

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 356

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Sept 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:49 O'CLOCK A M. NO. 7123