

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 30 10 04 AM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Sara C. Bailey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dwight E. Cash,

(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 Two Hundred Three and 29/100-----

Dollars (\$ 1, 203. 29) due and payable

in full within twelve (12) months from date of this mortgage,

with interest thereon from no interest at the rate of -0- per centum per annum, to be paid:

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 Loganberry Circle (formerly Circle Street), near Paris Station, being known and designated as Lot No. 2 as shown on a plat prepared by Dalton & Neves, Engineers, dated March, 1939, entitled "Property of Elranza C. Howard" recorded in the RMC Office for Greenville County in Plat Book "J" at Page 61, and having according to said plat, the following metes and bounds:

Beginning at an iron pin on the eastern side of Loganberry Circle at the joint front corner of Lots Nos. 1 and 2, and running thence with the line of Lot No. 1 S. 82-40 E. 235. 8 feet to an iron pin on the subdivision property line; thence with the subdivision property line S. 7-20 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the line of Lot No. 3 N. 82-40 W. 235. 8 feet to an iron pin on the eastern side of Loganberry Circle; thence with the eastern side of Loganberry Circle N. 7-20 E. 75 feet to the point of beginning.

This mortgage is junior to mortgage being assumed by mortgagor on this date, recorded in Mortgage Book 1053, at page 265, dated March 29, 1967, to C. Douglas Wilson & Co., in the original amount of \$8, 200. 00

This is the same property conveyed to the mortgagor by deed of the mortgagee, dated September 29, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1043, at Page 750.



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 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.