GREENVILLE CO. S. C.

APR 18 4 21 PH '73

600K 1272 PASE 715

STATE OF SOUTH CAROLINA DUNIES, TARKERSLEY COUNTY OF GREENVILLE R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JAMES J. BRACKEN and AGATHIA BRACKEN

(hereinaster reserred to as Mortgagor) is well and truly indebted unto JIMMY RAY RANDALL and NANCY JOANNE RANDALL

---- Dollars (\$ 2,000.00 ) due and payable

due and payable May 4, 1973, with no interest thereon from date to May 4, 1973, but thereafter interest at the rate of eight (8%) per cent per annum,

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, 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 scaling 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, near the City of Greenville, on the Northern side of Del Ray Circle, being known and designated as Lot No. 50 as shown on a Plat entitled "Farmington Acres", dated July 21, 1965, prepared by Carolina Engineering and Surveying Co, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, Page 169 and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Del Ray Circle, joint front corner of Lots Nos. 50 and 51 and running thence with the line of Lot No. 51, N. 52-45 E., 150 feet to an iron pin, joint rear corner of Lots Nos. 50 and 51; thence N. 37-15 W., 110 feet to an iron pin, joint rear corner of Lots Nos. 49 and 50; thence with the line of Lot No. 49, S. 52-45 W., 150 feet to an iron pin on the Northern side of Del Ray Circle, joint front corner of Lots Nos. 49 and 50; thence with the Northern side of Del Ray Circle, S. 37-15 E., 110 feet to the point of beginning.

The within Mortgage is junior in lien to that first Mortgage given by James J. Bracken and Agathia Bracken to First Federal Savings & Loan Association in the original amount of \$22,000.00 of even date herewith to be recorded.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK \_\_\_\_\_\_L\_\_\_PAGE 452

SATISFIED AND CANCELLED OF RECORD

29 DAY OF May 1973

Hornie S. Jan Easley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:46 O'CLOCK P.M. NO. 34253

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 attacked, connected, or litted 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.