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BOOK 1114 PAGE 331

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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

WHEREAS, We, Mauro Seminara and Gloria Seminara

(hereinafter referred to as Mortgagor) is well and truly indebted unto Max Shore and Reuben Shore, d/b/a Carolina Blouse Company, a Partnership,

(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 Three Thousand Five Hundred and No/100

Dollars (\$ 3,500.00) due and payable

June 30, 1970, or upon sale of the below described property of the borrowers, whichever occurs first,

with interest thereon from maturity at the rate of 7% per centum per annum, to be 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:

~~XXXXXX All that certain piece, parcel or lot of land, with all improvements thereon, in the City and County of Greenville, State of South Carolina, to-wit:~~

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Lullwater Road and being known and designated as Lot No. 30 on plat of Northside Gardens Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book S. Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lullwater Road, joint front corner of Lots Nos. 29 and 30 and running thence with the common line of said lots N. 48-52 E. 245.6 feet to an iron pin; thence with the rear line of Lot No. 30 S. 35-45 E. 105.4 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 31 and running thence with the common line of said lots S. 48-52 W. 236.1 feet to an iron pin on the northeastern side of Lullwater Road; thence with said Road N. 41-08 W. 105 feet to an iron pin, the point of beginning.

This is a second mortgage, being junior in lien to a first mortgage held on the above described property by C. Douglas Wilson and Co. in the original amount of \$19,000.00, dated August 17, 1964, recorded in the R. M. C. Office for Greenville County in Mortgage Book 968, at Page 475.

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 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.

*Paid in full and satisfied this 1st. day of July 1970.
Max Shore and Reuben Shore d/b/a Carolina
Blouse Company
By Max Shore as partner
Witness George F. Tourne*

SATISFIED AND CANCELLED OF RECORD
2 DAY OF July 19 70
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:57 O'CLOCK A. M. NO. 145