

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of the Recorder of Deeds

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STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH

BOOK 1123 PAGE 581

COUNTY OF GREENVILLE

R. M. C.

MORTGAGE OF REAL ESTATE,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEON REECE

(hereinafter referred to as Mortgagor) is well and truly indebted unto A/G INVESTMENT COMPANY, 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

Two Thousand Seven Hundred and No/100, Dollars (\$ 2, 700. 00) due and payable

in sixty equal, successive monthly installments of \$45.00 each, the first installment to be due and payable July 15, 1969, and subsequent installments on the 15th day of each month thereafter until paid in full;

with interest thereon from maturity at the rate of seven 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 east bank of the South Saluda River, adjoined by lands of E. S. Guest on the north, by Longfield-Smith on the south and Sherwood Road on the east, known as Lot No. 1, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Sherwood Road, joint corners this lot and land of Longfield-Smith and running S. 07 W. 115 feet to a point in center of South Saluda River; thence following the center of said river in a northern direction 94 feet to a point in center of river; thence N 08 E. 113 feet to a point on edge of said road; thence following said road S. 85 E. 91 feet to the beginning corner.

ALSO, all those certain pieces, parcels or lots 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 No. 13 and a major portion of Lot 14 on a plat of property of Sunnymede, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book II, at Page 109, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chestnut Street, joint front corner of Lots Nos. 12 & 13 and running thence with the line of Lot 12 S. 19-02 W. 245.7 feet to an iron pin; thence with the center of Brushy Creek as the line, the chord of which is S. 73-25 E. 117.6 feet to an iron pin in the line of Lot 14; thence with new line through Lot 14 N. 15-24 E. 240.7 feet, more or less, to an iron pin on Chestnut Street; thence with said Chestnut Street N. 71-30 W. 102.2 feet to the point of beginning.

The mortgage covering this property shall be a second mortgage and junior in lien to the mortgage thereon held by Fidelity Federal Savings & Loan Association, Greenville, S. C., and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 755, at Page 49.

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, his 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.