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BOOK 1141 PAGE 645

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM R. BRAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER CO., a corporation

given by N. R. Neal to Frank Ulmer Lumber Co.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference; in the sum of Twenty-two Thousand Nine Hundred Twenty-One and 16/100 Dollars (\$22,921.16) due and payable

six months from date

with interest thereon from date at the rate of 8 per centum per annum, to be paid: semi-annually

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 Mortgagee 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 lot of land together with buildings and improvements situate, lying and being on the Northern side of Echols Drive in Greenville County, South Carolina, being shown and designated as Lot No. 11 on a Plat of the Property of Elizabeth E. Voyles made by Pickell & Pickell, Engineers, dated July 1950, and recorded in the RMC Office for Greenville County, S.C. in Plat Book Y, page 73, being the same conveyed to the Mortgagor by deed of N. R. Neal recorded in Deed Book 876, page 112, subject to a first mortgage owned by First Piedmont Bank & Trust Company in the sum of \$11,500.00 recorded in Mortgage Book 1137, page 69.

ALSO, ALL that lot of land with improvements lying on the Northwestern side of Etowah Drive in Greenville County, South Carolina, being shown and designated as Lot No. 26 on a Plat of FARMINGTON ACRES, Section 3, made by R.B. Bruce, Surveyor, dated February 8, 1965, and recorded in the RMC Office for said County and State in Plat Book PPP, page 89, being the same property conveyed to the Grantor by deed of Henry C. Harding, recorded in Deed Book 875, page 601, subject to a first mortgage owned by Peoples National Bank of Greenville in the original sum of \$13,000.00 recorded in the RMC Office for said County and State in Mortgage Book 1136, page 559.

ALSO, ALL that lot of land with improvements now or hereafter constructed thereon situate, lying and being on the Northern side of Echols Drive in Greenville County, South Carolina, being shown and designated as Lot No. 13 on a Plat of the Property of ELIZABETH E. VOYLES, made by Pickell & Pickell, Engineers, dated July 1950, and recorded in the RMC Office for said County and State in Plat Book Y, page 73 and being the same property conveyed to the Mortgagor by deed recorded in Deed Book 872, page 547, subject to a first mortgage in the original sum of \$11,500.00 owned by First Piedmont Bank and Trust Company of Greenville, S.C., recorded in the RMC Office in Mortgage Book 1135, page 555.

ALSO, ALL that lot of land together with buildings and improvements now or hereafter constructed thereon lying on the Western side of Pittman Circle in Greenville County, S.C., being shown and designated as Lot No. 18 on a Plat of HUNTLY ACRES made by R.B. Bruce, Surveyor, dated June 3, 1968, and recorded in the RMC Office for said County and State in Plat Book WWW, page 20, being the same property conveyed to the Mortgagor by deed of Williams Builders, Inc., recorded in Deed Book 873, page 95, subject to a first mortgage owned by Peoples National Bank of Greenville, S.C. in the original sum of \$12,500.00 recorded in Mortgage Book 1133, page 87.

The Mortgagor reserves the right to have released from the lien of this mortgage the above described parcels upon payment to the Mortgagee upon each of the following sums: \$3217.81, as to Lot 11, Echols Drive, \$4294.87, as to Lot 26, Etowah Drive, \$3472.67 as to Lot 13 Echols Drive, and \$3351.93 as to Lot 18 Pittman Circle.

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

See Review of Deed 11, Echols Drive from John Neal's Mortgage Book R. G. 11, Page 112, 113