

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C.
 GREENVILLE OFFICE & P.O. Attorneys at Law, Greenville, S. C.

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OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ERNEST S. GRAY AND DORIS C. GRAY (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WALTER E. SIMISTER

(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

THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$34,500.00)

due and payable in 240 consecutive monthly payments, commencing January 15, 1970, with \$100.00 being due and payable January 2, 1970, and thereafter \$220.00 per month on the 15th of each and every month until January 15, 1978, at which time the monthly payments shall be increased to pay all interest and to amortize the entire balance due within a period of twelve (12) years, payments to be applied first to interest and then to principal, with the right to anticipate in part or in full at any time,

with interest thereon from date at the rate of seven and one-half (7-1/2%) 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:

"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,

ALL that lot of land with buildings and improvements thereon situate on the West side of Hermitage Road near the City of Greenville, in Greenville County, State of South Carolina, shown as Lot No. 112 of Section II of Lake Forest, according to a plat thereof made by Piedmont Engineering Service, March, 1954, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book EE, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Hermitage Road at joint front corner of Lots 111 and 112 and running thence along the line of Lot 111 N. 86-31 W. 180 feet to an iron pin; thence S. 3-29 W. 165 feet to an iron pin on the North side of a 50 foot reserved strip; thence along the North side of the said reserved strip S. 86-31 E. 155 feet to an iron pin; thence with the curve of said strip and Hermitage Road, the chord of which is N. 40-29 E. 35.3 feet to an iron pin on the West side of Hermitage Road; thence with Hermitage Road N. 3-29 E. 140 feet to the beginning corner.

This property is subject to all restrictions, zoning ordinances, set back lines, roads or passageways, easements and rights-of-way, if any affecting the above described property or appearing of record.

It is understood and agreed that this mortgage is junior to that mortgage of even date herewith, in the amount of \$7,500.00, given by the Mortgagors to the Mortgagee.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.