

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE E FARNSWORTH R. M. C. MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, J. Wesley Orvin (hereinafter referred to as Mortgagor) is well and truly indebted unto The Furman Co. and Madeline T. Sturges

(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 One Thousand Five Hundred and No/100 Dollars (\$ 1,500.00 ) due and payable

six (6) months from date, with the privilege to anticipate payment at any time without penalty;

with interest thereon from date at the rate of eight per centum per annum, to be paid: at maturity

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 southeastern side of Chick Springs Road and being known and designated as Lot No. 118 on plat of Vista Hills recorded in the R. M. C. Office for Greenville County in Plat Book "P", at Page 149, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Chick Springs Road at the joint front corner of Lots Nos. 117 and 118 and running thence along the joint line of said Lots S. 74-20 E. 169.4 feet to a point in the center of a 15-foot easement; thence along the center of said easement N. 16-02 E. 23.4 feet to a point; thence continuing along the center of said easement N. 18-32 E. 57 feet to a point in the joint rear corner of Lots Nos. 118 and 119; thence along the joint line of said lots N. 74-28 W. 172.3 feet to an iron pin on the southeastern side of Chick Springs Road; thence along said Road S. 15-40 W. 80 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by Madeline T. Sturges by deed of even date recorded herewith.

It is understood and agreed that this is a second mortgage, being junior in lien to a first mortgage to Federal National Mortgage Association.

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.

In Satisfaction to this Mortgage see R. M. C. Book 1175 Page 465

SATISFIED AND CANCELLED OF RECORD 14th DAY OF December 20 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 3:02 O'CLOCK P. M. NO. 13948