GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE Mann. Foster, Ashmore Chrissey, Attorneys at Law, Justice Building, Greenville, S. C. MAY 25 3 23 PH 770.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

LIE FARHSWORTH MORTGAGE OF REAL ESTATE.

R. H. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, Carol L. Stalnaker

(hereinafter referred to as Mortgagor) is well and truly indebted unto. Elmina Lee Larrimore

\$1,400.00 on June 1, 1970, and thereafter due and payable \$50.00 on the 1st day of each and every month until paid in full, commencing July 1, 1970, this obligation to bear no interest.

## ANA SOLVEN SANDAR SANDA

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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 northwestern side of Dakota Avenue (formerly Parkins Mill Road), being shown and designated as Lot 20 on a plat of Property of Donald E. Baltz, Sept. 1951, recorded in the RMC Office for Greenville County in Plat Book Y, at Page 46, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Parkins Mill Road, joint front corner of Lots 20 and 21, and running thence along the common line of said Lots N. 76-58 E. 152.12 feet to a point; thence N. 32-07 E. 75 feet to a point; thence along the common line of Lots 19 and 20 S. 13-02 E. 151.75 feet to a point on the northwestern side of Parkins Mill Road; thence along said Parkins Mill Road S. 31-50 W. 75 feet to the point of beginning.

This conveyance is junior in lien to that certain mortgage in favor of C. Douglas Wilson & Co. dated December 19, 1959 in the principal amount of \$10,650.00 recorded in the RMC Office for Greenville County in Mortgage Book 811, at Page 593.

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 tee simple absolute, that it has good right and is lawfully authorized to sell, conveyor 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.