

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 7 11 08 AM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1160 PAGE 21

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Mildred H. Orr

(hereinafter referred to as Mortgagor) is well and truly indebted unto

E. M. Hanna

(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

Four Thousand Forty and 86/100----- Dollars (\$4,040.86)

to be paid in full upon the sale or refinancing of
property known as Tract No. 56 Dixie Farms as shown
in Plat Book L, Page 5

with interest thereon from date at the rate of 8 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, in Gantt Township, being located just off the old Anderson Road and being known and designated as Tract No. 56 as shown on a plat of a portion of Dixie Farms, recorded in Plat Book L at Page 5, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on Lamont Lane, joint front corner of Lots Nos. 55 and 56, and running thence S. 1-16 W. 601 feet to an iron pin; thence S. 75-23 W. 264 feet to a stone; thence N. 10 W. 244 feet to a stone; thence N. 23-35 W. 725 feet to an iron pin; thence N. 20-10 E. 17.7 feet to an iron pin; thence S. 75-13 E. 535.7 feet to an iron pin on Lamont Lane; thence with the circle of Lamont Lane, S. 1-11 E. 88.8 feet to an iron pin; thence S. 65-45 E. 87 feet along the said Circle to the point of beginning. The aforesaid tract contains 7.41 acres according to said plat."

This mortgage is second and junior in lien to that mortgage to Saluda Valley Federal Savings & Loan Association recorded in Mortgage Book 1090, Page 581, RMC Office for Greenville County.

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.

Satisfied and paid in full this 11th day of Nov. 1970.
E. M. Hanna
Witness Sue Gannell

SATISFIED AND CANCELLED OF RECORD
12 DAY OF Nov. 1970
Ollie Farnsworth
R. M. C. FOR REC'D IN COUNTY, S. C.
AT 12:31 O'CLOCK P M. NO. 11463