

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
AUG 18 4 45 PM '70
OLLIE FARNSWORTH
R. M. C.

WHEREAS, RUTH C. DODENHOFF AND MILDRED C. CARDWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES E. DODENHOFF, JR. AND PAUL B. COSTNER, JR.

(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 THREE THOUSAND FIVE HUNDRED THIRTY FIVE AND NO/100 ----- Dollars (\$ 3,535.00) due and payable

at the rate of Fifty Eight and 59/100 (\$58.59) Dollars per month for a total of seventy-two (72) payments beginning thirty days after date hereof and continuing on the same date of each successive month thereafter until paid in full. Said payments shall be applied first to interest, balance to principal with interest thereon from date at the rate of six 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, being known and designated as all of Lot No. 56 and a small portion of Lot No. 55, as shown on a Plat of Property of Peachtree Terrace, dated January 1956 and recorded in Plat Book EE, at page 189, 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 the northerly side of Maple Drive, joint front corner of Lots 56 and 57, and running thence along the line of Lot No. 57; N. 25-02 W. 170 feet to an iron pin; thence S. 64-58 W. 100 feet to the joint rear corner of Lots 55 and 56; thence running in a southeasterly direction on a new line through Lot No. 55 to a point in the northerly edge of Maple Drive, which is located S. 64-58 W. 15 feet from the joint front corner of Lots 55 and 56; thence with the northerly edge of Maple Drive, N. 64-58 E. 115 feet to the point of beginning.

It is understood and agreed that this mortgage is junior in lien to that mortgage executed on this date by the mortgagors to Mrs. Gertrude L. Hughes in the amount of \$2,000.00 to be recorded of even date herewith.

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.