

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BRAMLETTE, 307 PETTIGRU STREET, GREENVILLE, S. C. 29603  
 STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.  
 MORTGAGE OF REAL ESTATE  
 DEC 14 2 34 PM '70  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 OLLIE FARNSWORTH  
 R. M. C.

WHEREAS, GRAHAM N. BRAMLETTE AND ALICE W. BRAMLETTE

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. L. GARRETT CONSTRUCTION CO., INC.

(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 Two Thousand Two Hundred Fifty Four and No/100-----  
 -----Dollars (\$ 2,254.00 ) due and payable  
 two (2) months from date,

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: every two (2) months.

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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Southern side of Pleasant Ridge Avenue in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 127 on a Plat of Pleasant Valley, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 93, and having according to said plat a width of 60 feet and a depth of 160 feet and being the same property conveyed to the Mortgagors by deed of John C. Cothran, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 737, Page 460.

The within mortgage is junior in lien to a first mortgage covering the above described property given by the Mortgagors to C. Douglas Wilson & Co., in the original sum of \$8,200.00, recorded on December 6, 1963 in the RMC Office for Greenville County, S. C., in Mortgage Book 942, Page 519.

Together with all and singular rights, members, herditaments, 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.