

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 22 10 08 AM '70

BOOK 1176 PAGE 337

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Grady E. Cantrell and Jewell F. Cantrell, are

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

Robert Joseph Murphy, Jr. and Danna Christine Murphy

(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 Six Thousand and No/100-

Dollars (\$ 6,000.00) due and payable

Due and payable on January 10, 1971

maturity

with interest thereon from ~~XXX~~ at the rate of SIX (6%) 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 the City of Greenville, shown as Lot 340 on plat of Section B of Gower Estates, made by R. K. Campbell, Surveyor, December 1961, and recorded in the Office of the R. M. C. for Greenville County in Plat Book XX at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Carolina Avenue at the joint front corner of Lots 339 and 340 and running thence along the line of Lot 339, S. 7-19 E. 175 feet to an iron pin; thence S. 82-41 W. 90 feet to an iron pin; thence with the line of Lot 341, N. 7-19 W. 175 feet to an iron pin on the south side of Carolina Avenue; thence along Carolina Avenue, N. 82-41 E. 90 feet to the beginning corner;

This mortgage is junior in lien to a mortgage in favor of First Federal Savings and Loan Association of Greenville recorded in Mortgage Book 1078 at page 325.

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.

The conditions set forth in this agreement have been satisfied. 1/15/71.

Robert J. Murphy Jr.

Danna Christine Murphy

Witness Carolyn A. Abbott

SATISFIED AND CANCELLED OF RECORD

25 DAY OF Jan. 1971

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:36 O'CLOCK A. M. NO. 17083