

FILED  
 MORTGAGE GREENVILLE, S. C. by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

AUG 6 4 56 PM '71  
 OLLIE FARNSWORTH  
 R. M. C.

**MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** A. J. Pollard and Ruth S. Pollard

(hereinafter referred to as Mortgagor) is well and truly indebted unto James I. McKee and Mary M. McKee

(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 SEVEN HUNDRED and NO/100-----

----- Dollars (\$ 3,700.00 ) due and payable

six (6) months, after date, or upon sale of mortgagors' property, whichever occurs sooner,

with interest thereon from date at the rate of six (6) per centum per annum to be paid: at maturity.

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 located at the southeastern corner of the intersection of Rosemary Lane with Ivanhoe Circle, near Taylors, being shown and designated as a portion of Lots Nos. 31 and 32 on a map of ROSEDALE dated February, 1959, prepared by C. O. Riddle, and recorded in Plat Book YY at Page 35 and shown as Lot No. 1 on a plat of Revision of Lots Nos. 31, 32, and 33 of ROSEDALE recorded in Plat Book WWW at Page 60 and having, according to last referred to plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ivanhoe Circle at joint front corner of Lots Nos. 1 and 30 and running thence along the common line of said Lots, S. 40-02 E., 224.2 feet to an iron pin; thence along line of Lot No. 2, N. 7-41 E., 259.3 feet to an iron pin on Rosemary Lane; thence with Rosemary Lane, N. 75-39 W., 6 feet to an iron pin; thence along the southern side of Rosemary Lane, N. 73-52 W., 84.4 feet to an iron pin; thence with curve of Rosemary Lane with Ivanhoe Circle, the chord of which is S. 61-08 W., 35.4 feet to an iron pin on the easterly side of Ivanhoe Circle; thence with the easterly side of Ivanhoe Circle, S. 24-36 W., 56.1 feet to an iron pin; thence continuing with the easterly side of Ivanhoe Circle, S. 41-26 W., 56 feet to the beginning corner.

This mortgage is second and junior in lien to mortgage given this date by A. J. Pollard and Ruth S. Pollard to Fidelity Federal Savings and Loan Association, said mortgage to be recorded herewith.

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 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.