

Ashmore & Haas
MORTGAGE OF REAL ESTATE ~~Attorneys at Law, Justice Building, Greenville, S.C.~~ Attorneys at Law, Justice Building, Greenville, S.C.

BOOK 1238 PAGE 427

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

11:35 A.M.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, **Charles Michael Cornish and Anne White Cornish,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Agnes Pauline Edwards and Nancy E. Soutter,**

(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 Five Thousand and No/100 Dollars (\$ 5,000.00) due and payable in monthly installments of \$50.00 each, the first \$50.00 payment to be due and payable on or before July 1, 1972, and a like amount on the first day of each and every month thereafter; until paid in full; payments to be applied first to interest, balance to principal;

with interest thereon from date _____ at the rate of **six (6%)** 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 the major part of Lot 10, Section E, Croftstone Acres, as per plat thereof entitled, "A Revised Portion of Croftstone Acres," recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Olwell Ave. (also known as Inglewood Drive), at the joint front corner of Lots 10 and 11, Section E, and running thence N 46-20 W, 140 feet to an iron pin; thence S 33-24 W, 68.3 ft. to an iron pin; thence S 23-20 W, 77.2 ft. to an iron pin on the northeast side of Summitt Drive; thence as follows: S 71-55 E, 25.8 ft.; S 54-38 E, 58.4 ft. to an iron pin; thence around the corner of the intersection of Summitt Drive and Olwell Ave., the chord of which is N 84-31 E, 304 ft. to an iron pin on the northwest side of Olwell Ave.; thence along the northwest side of Olwell Ave., N 43-40 E, 97.2 ft. to an iron pin, the point of beginning.

This mortgage is junior in priority of lien to that certain mortgage in favor of General Mortgage Co., recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 917, at Page 405.

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.