

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

BOOK 1243 PAGE 599

MORTGAGE OF REAL ESTATE

AUG 4 9 36 AM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, James E. Earle and Susan S. Earle

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gerald E. Golding

(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, Four Hundred Fifty and no/100-----

----- Dollars (\$ 2,450.00 ) due and payable  
\$25.00 on the 10th day of each month beginning September, 1972, with payments in a like amount to be made each successive month thereafter until paid in full; with an additional payment of \$450.00 to be made on January 1, 1973, payments to be applied first to interest then to principal, with privilege to anticipate in any amount at any time;

with interest thereon from date at the rate of eight 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, on the eastern side of Jones Avenue, known and designated as Lot 5 on a plat of the property of W. C. McDaniel which is recorded in the R. M. C. Office for Greenville County in Plat Book "F", at page 186, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Jones Avenue at the corner of lot 6 and running thence N. 1-0 E. 70 feet to an iron pin at the corner of lot 4; thence with the line of lot 4, S. 89-0 E. 190.2 feet; thence S. 1-01 E. 70.05 feet; thence N. 89-0 W. 192.7 feet to the point of beginning.

This is the same property conveyed to the mortgagors by the mortgagees by deed of even date herewith.

This mortgage is junior in rank to a mortgage held by Aiken Loan & Security Company, Florence, S. C.

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.