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MORTGAGE OF REAL ESTATE-Offices of MANN & MANN, Attorne ye at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAR 16 1964

MORTGAGE OF REAL ESTATE.

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Mrs. Ollie Farnsworth

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, PAUL G. GREENE

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

PALMETTO MORTGAGE COMPANY

(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 Six Hundred Ninety-Nine and 43/100----- Dollars (\$ 2,699.43) due and payable

Due and payable at the rate of \$52.18 per month for 60 months beginning April 15, 1964 and continuing thereafter until paid in full, payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of

Six 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, near the City of Greenville on the southwestern side of Hale Drive known and designated as Lot No. 7, Block A, Pinehurst Subdivision, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "S", Page 77, said lot fronting 60 feet along the southwestern side of Hale Drive, and running back to a depth of 143.9 feet on the southeastern side; to a depth of 144.6 feet on the northwestern side and being 60 feet across the rear.

This is the same property conveyed to the mortgagor herein by deed dated May 19, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 630, Page 173.

This is a second mortgage being junior in lien to that certain mortgage given by the mortgage to C. Douglas Wilson & Co. in the original amount of \$9,200.00 dated August 27, 1956 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 689, Page 263.

STATE OF SOUTH CAROLINA

ASSIGNMENT

COUNTY OF GREENVILLE

FOR VALUE RECEIVED, the within mortgage and the note which it secures is hereby assigned, transferred and set over unto Southeastern Fund, a corporation, without recourse.

In the presence of:

PALMETTO MORTGAGE COMPANY

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.

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