

MORTGAGE OF REAL ESTATE—Office of Leatherswood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 3 1 29 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, WILLIAM J. COOLEY, JR.,

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

(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, Nine Hundred Forty and 14/100 Dollars (\$ 2,940.14) due and payable as follows: One Hundred Dollars (\$100.00) per month, commencing March 1, 1971 and continuing every month thereafter until paid in full,

with interest thereon from _____ at the rate of _____ 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 on the eastern side of Delores Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 104 of Section 2 of Belmont Heights, as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book GG, at Page 99, and according to said Plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Delores Street, said iron pin being 190.4 feet from the southeastern intersection of Delores Street and Kay Drive, and running thence S. 62-46 E. 150.9 feet to an iron pin; thence S. 46-07 W. 90.4 feet; thence N. 60-17 W. 124.2 feet to an iron pin on the eastern side of Delores Street; thence with Delores Street, N. 28-43 E. 80 feet to an iron pin, point of beginning.

This mortgage is junior to that prior mortgage held by C. Douglas Wilson & Co. in the original sum of \$9,500.00 recorded December 19, 1955 in Deed Volume 662 page 81 of the R.M.C. Office for Greenville County.

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.