G. Maurice Ashmore BOOK 1201 PAGE 159 GREENVILLE100. S. C. STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE Aug 3 11 25 AM 77 ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C.

WHEREAS. We, Bruce D. Anderson and Mary S. Anderson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Holbert L. Hughes

(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 

ninety (90) days from date, with interest at the rate of six per cent (6%), said interest being due and payable at the end of ninety (90) days from date; with the right to defer payment for an additional ninety (90) days at Mortgagor's option, and should Mortgagor exercise such option, then interest shall be at the rate of seven per cent (7%), said interest due and payable at the end of the 90-day deferment period. 

**ANOXMONDAMENDAMENTALISM** XXXXXXXXXXXX

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, in Butler Township and being known as Lot 12 on a plat of College Heights, made by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County in Plat Book "P," at Page 75, and being more particularly described by a plat by Carolina Engineering and Survey Company, May 14, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book "III," at Page 121, as follows:

BEGINNING at a point on the southeastern side of East North Street Extension, said point being 445 ft. southwest of the intersection of Winthrop Avenue and East North Street Extension, and running thence along the line of Lots Nos. 12 and 13, S 33-10 E, 196 ft. to an iron pin at the rear line of Lot No. 30; thence with the line of Lots Nos. 12 and 30, S 56-10 W, 75 ft. to an iron pin; thence along the line of Lots Nos. 11 and 12, N 33-10 W, 196 ft. to the East North Street Extension; thence along the southeastern side of East North Street Extension N 56-10 E, 75 ft. to the point of beginning.

This is a second mortgage and junior in lied to that certain mortgageheld by C. Douglas Wilson & Co., which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 995, at Page 415, from Helbert L. Hughes and Betty W. Hughes, dated May 25, 1965, in the original amount of \$11,950.00.

Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or appertishing, and all of the rents, issues, and profits which may arise or be had therefrom, and including all beating 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 memses unto the Mortgagee, its heir, stace ssors and assigns, to ever

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The Mortgagor covenants that it is lawfully seized of the premises heirenabove 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 lices and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singillar the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.