

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

BOOK 1254 PAGE 271

OCT 20 12 12 PM '72

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John A. Dunham, of Greenville County, am

(hereinafter referred to as Mortgagor) is well and truly indebted unto William R. Wyatt

(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 Three Thousand Fifteen and No/100-----
Dollars (\$ 3,015.00) due and payable

On or before six (6) months from date

with interest thereon from ^{maturity} 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 Lot No. 10 of a subdivision known as Heathwilde as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Page 139, and having, according to a plat prepared by Campbell & Clarkson, Surveyors, Inc., October 12, 1972, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Canterbury Road at the corner of Lot No. 9, which iron pin is 1565 feet, more or less, measuring along Canterbury Road from State Road No. 23106, and running thence along the northern side of Canterbury Road, S. 76-56 W. 137.6 feet to an iron pin; thence continuing along the northern side of Canterbury Road, S. 80-36 W. 89.4 feet to an iron pin at the corner of Lot No. 11; thence along the line of that lot, N. 5-04 W. 355 feet to an iron pin and continuing along the same course 8 feet, more or less, to the center of a branch; thence up the meanders of said branch as the line, the traverse line being S. 87-43 E. 227.2 feet to a point in said branch; thence along the line of Lot No. 9, S. 5-04 E. 9 feet, more or less, to an iron pin and continuing along the same course 300 feet to an iron pin on the northern side of Canterbury Road, the beginning corner; being the same conveyed to the mortgagor by the mortgagee by deed of even date, to be recorded herewith."

It is understood and agreed that the lien of this mortgage is junior and inferior to the lien of a construction mortgage to be given by the mortgagor herein to Perpetual Building and Loan Association of Anderson, South Carolina.

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.