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GREENVILLE CO. S. C.
MAR 3 1975
RECORDED

BOOK 1301 PAGE 197

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Kendall T. Bailey and Myrtle H. Bailey, are

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nannie Thomason, Effie Thomason and Kate Thomason

(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 Sixteen Thousand and No/100-----

-----Dollars (\$ 16,000.00) due and payable
Eight Thousand and No/100 - (\$ 8,000.00) Dollars on the 5th day of February, 1975 and
Eight Thousand and No/100 - (\$ 8,000.00) Dollars on the 5th day of February, 1976, with
the privilege of anticipating payment of any part or all of said debt at any time without
penalty,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: annually

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, as is more fully shown on a plat of property of Nannie, Effie, Nettie and Kate Thomason prepared by C. O. Riddle dated December, 1967, containing 2.90 acres, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Old Laurens Road located S. 24-27 E. 371.65 feet from the corner of property of Alvin H. Rice, and running thence S. 69-01 W. 600 feet to an iron pin; running S. 27-43 E. 225 feet to an iron pin; running thence N. 66-34 E. 603.1 feet to an iron pin on the southwestern side of Old Laurens Road; thence along the southwestern side of Old Laurens Road, N. 31-53 W. 100 feet to an iron pin and N. 26-41 W. 100 feet to the point of beginning; being the same conveyed to the mortgagors by the mortgagees by deed to be recorded herewith."

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$36,000.00 executed on this date by the mortgagors herein to First Federal Savings and Loan Association of Greenville, South Carolina.



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 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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