

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 14 9 30 AM 1955

BOOK 1042 PAGE 593

MORTGAGE OF REAL ESTATE

OLLIE B. ... TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, WILLIAM RUFUS SEAY

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

(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 Thirty Five Hundred and no/100 ----- Dollars (\$ 3500.00) due and payable

One year from date.

with interest thereon from date at the rate of 7% 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, in the City of Greenville, situate on the Northeast side of East Augusta Place Street, being shown as the front portion of Lot No. 22 on plat of Augusta Place, made by R. E. Dalton, Engineer, May 1923, recorded in the RMC Office for Greenville County, S. C., in Plat Book F, at Page 129, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of East Augusta Place Street at the corner of Lot No. 23, and running thence along the Northeast side of said street, N. 26-30 W., 110 feet to an iron pin; thence N. 63-30 E., 295.2 feet to an iron pin at the corner of lot heretofore conveyed to Baker; thence along the line of the Baker lot, S. 29-27 E., 98 feet to an iron pin in the line of Lot No. 23; thence along the line of said lot, S. 61-15 W., 297 feet to the beginning corner.

TOGETHER with the Mortgagor's right and interest in and to an easement across Lot 23 lying Southeast of and adjacent to the above property for the purpose of maintaining, operating and entering thereon for the purpose of repairing that sewer line across said lot more particularly described in the deed by Aurie Kirksey to W. F. Armstrong which is dated May 28, 1941, and recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 233, Page 400.

The above mortgage is junior in lien to that mortgage given by William Earnest Jones to C. Douglas Wilson & Co., dated August 24, 1955, in the original amount of \$9,200.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 649, Page 357.

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.

SATISFIED AND CANCELLED OF RECORD
9th DAY OF Sept. 1955
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:02 O'CLOCK P. M. NO. 7924

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 51 PAGE 236