

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC-13 11 23 AM 1964

MORTGAGE OF REAL ESTATE

BOOK 849 PAGE 441

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ben S. Irvin

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. F. Smathers

(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 one thousand, five hundred, twenty-five

Dollars (\$1,525.00) due and payable

~~XXXXXXXXXXXX~~ February 1, 1964

Handwritten initials

with interest thereon from date at the rate of six 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 Gantt Township, on the Southeast side of Ridgeway Drive, being shown as Lot No. 36 on plat of Woodfields Inc., made by Dalton & Neves, Engineers, March, 1947, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book S, at page 7; and said property having the following metes and bounds according to said Plat:

BEGINNING at an iron pin on the Southeast side of Ridgeway Drive, at joint front corner of Lots Nos. 36 and 37, and running thence with the line of Lot 37, S 45-51 E, 233.3 feet to an iron pin; thence S 48-49 W, 70.2 feet to an iron pin; thence with the line of Lot 35, N 45-51 W, 227.8 feet to an iron pin on the Southeast side of Ridgeway Drive; thence along the Southeast side of Ridgeway Drive, N 44-09 E, 70 feet to the beginning corner.

AND

ALL that lot of land with the buildings and improvements thereon, situate on the Southeast side of Elizabeth Street, in the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot "D" on plat of North Hills, made by Dalton & Neves, Engineers, April, 1925, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "H", at page 90, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Elizabeth Street, at joint front corner of Lots C and D, and running thence along the line of Lot C, S 65-17 E, 146 feet to an iron pin; thence S 16-45 W, 50 feet to an iron pin; thence with the line of Lot E, N 65-17 W, 146.8 feet to an iron pin on the Southeast side of Elizabeth Street; thence with Elizabeth Street, N 13-12 E, 25.3 feet to an iron pin; thence continuing with Elizabeth Street, N 21-32 E, 25 feet to the beginning corner.

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 promises 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.

Paid in full & satisfied
R. F. Smathers
2/7/64
Wit:
Ralph E. Styles

12th Mar. 64
Allie Farmworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:09 O'CLOCK A.M. NO. 258226