

MAR 24 4 35 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. W. Kimbrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. B. Pinson

(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 five thousand dollars (\$5,000.00)

Dollars (\$5,000.00) due and payable

as follows: to be paid at the rate of fifty-five dollars and fifty-five cents (\$55.55) per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due on May 1, 1961, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of SIX 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, and in Gantt Township, being located just off the old Anderson Road (State Highway No. 81) about 4 miles Southwest from Greenville, according to plat by Dalton & Neves, made December 1939 and being designated as a portion of Dixie Farms, property of E. R. Parker, and being tract number 56 as shown on said plat and containing 7.41 acres and said tract being located at Southwest end of La Mont Lane and being described as follows according to said plat which is recorded in the R. M. C. Office for Greenville County in Plat Book L on page 5:

BEGINNING at an iron pin on said La Mont Lane at joint corner of Lots 55 and 56; thence S. 1-16 W. 601 feet to an iron pin; thence S. 75-23 W. 264 feet to a stone; thence N. 10-W. 244 feet to a stone; thence N. 23-35 W. 725 feet to an iron pin; thence N. 20-10 E. 17.7 feet to an iron pin; thence S. 75-13 E. 535.7 feet to an iron pin on La Mont Lane; thence along the circle of La Mont Lane S. 1-11 E. 88.8 feet to an iron pin; thence S. 65-45 E. 87 feet along said circle to an iron pin, the point of beginning.

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.

Paid in full + satisfied

4-4-62

F. B. Pinson

Witness

James D. McKinney, Jr.

SATISFIED AND CANCELLED OF RECORD

4 DAY OF *May* 1962

Ellie Johnson
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *3:33* O'CLOCK P. M. NO. *22371*