

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James T. Flynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Six Thousand Five Hundred and No/100 Dollars (\$ 6,500.00) due and payable

Payable on demand

This real estate mortgage is to be marked paid in full and satisfied when assignment of collateral note is paid in full which is dated this same date and in the same amount. with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-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, being known and designated as Lot No. 30, on the western side of Augusta Road, according to a plat of Orderest Park, plat recorded in the R. M. C. Office for Greenville County in Plat Book "S", page 109 and having the following metes and bounds, according to said plat:

Beginning at an iron pin on the western side of Augusta Road at the joint front corner of Lots 29 and 30 and running thence along the line of Lot No. 29, N. 71-42 W. 159 feet; thence along the eastern side of a 20 foot alley, S. 18-25 W 70 feet to an iron pin at the rear corner of Lot No. 31; thence along the line of Lot No. 31, S. 71-42 E. 159.1 feet to an iron pin; thence along the western side of Augusta Road, N. 18-11 E 70 feet to an iron pin at the point of beginning,

The above described property is to be conveyed subject to right of way of the South Carolina State Highway Department and said property is subject to restrictive covenants of record in the R. M. C. Office for Greenville County in Deed Book 380, at page 475.

Also, all that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina being known and designated as Lot No. 31 on the western side of Augusta Road according to plat of property of Orderest Park, plat recorded in the R. M. C. Office for Greenville County in Plat Book S at Page 109 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the western side of Augusta Road at the joint front corner of Lots Nos. 30 and 31 and running thence along the line of Lot No. 30 N. 71-42 W 159.1 feet; thence along the western side of a 20 foot alley S. 18-25 W 70 feet to an iron pin at the rear corner of Lot No. 32; thence along the line of Lot No. 32, S. 71-42 E. 159.4 feet to an iron pin; thence along the western side of Augusta Road N. 18-11 E 70 feet to an iron pin, point of beginning.

The above described property is to be conveyed subject to right of way of the South Carolina State Highway Department and said property is subject to restrictive covenants of record in the R. M. C. Office for Greenville County in Deed Book 380, at Page 475.

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.

*Paid in full and satisfied Nov. 3, 1965
Bank of Piedmont
By: Charles L. Kirby Pres.
Witness: Margaret H. Buckhister*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Nov. 1965
Ollie Farmsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:53 O'CLOCK P. M. NO. 16208