



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret J. Smith Mrs. Ollie Farnsworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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 Two thousand nine hundred twenty-nine and 44/100 - Dollars (\$ 2,929.44) due and payable \$30.00 per month for 35 months, the entire balance to be due in 36 months from date hereof-

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually from date

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 place, 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 within the corporate limits of the City of Greenville, at the southeast corner of the intersection of Cook Street and Frank Street, and having, according to a plat of the property of B.F. McDowell prepared by Piedmont Engineering Service, January 12, 1952, the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the southeast corner of the intersection of Cook Street and Frank Street, and running thence along the south side of Frank Street N. 86-08 E. 75 feet to an iron pin; thence along the line of a lot belonging to Margaret J. Smith and Margaret Wingo, S. 3-05 E. 63.8 feet to an iron pin; thence S. 86-44 W. 75.34 feet to an iron pin on the east side of Cook Street, thence along the east side of Cook Street, N. 2-17 W. 63 feet to the beginning corner. This is the same property conveyed to me by deed from Janette Jenkins dated the first day of March, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Book 452 at page 277.

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.

Green, S.C.
May 2nd. 1963
paid and satisfied
B.P. Edwards

Witness:
Edna Morganey
Jas. Thompson

SATISFIED AND CANCELLED ON RECORD
3 DAY OF May 1963
R. H. C. FOR GREENVILLE COUNTY, S.C.
RECORDS CLERK P.M. NO. 23448