

MORTGAGE OF REAL ESTATE—Office of JACK L. BLOOM, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 861 PAGE 515

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Worrill Hardwood Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sarah P. Patten and Dorothy R. Young

(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 Seven thousand seven hundred fifty

Dollars (\$ 7, 750.00 ) due and payable  
in monthly installments of One hundred fifty (\$150.00) Dollars on principal, beginning August 1, 1961, and on the first day of each and every month thereafter until paid in full, with the right reserved to prepay any part or all of the principal balance remaining due at any time,

with interest thereon from date at the rate of six (6%) 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, ~~his heirs, assigns and assigns~~ 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 Lots Nos. 39 and 40 of Highland, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book C, Page 146, and having, according to a plat entitled "Property of Judson Mills Plant No. 2", by R. E. Dalton, Engineer, December 1942, recorded in said R. M. C. Office in Plat Book VV, Page 137, the following metes and bounds, to-wit:

BEGINNING at an iron fence post on the North side of Gordon Street, said post being 130 feet West from the Northwest corner of the intersection of Gordon Street and Virginia Avenue, and thence N 15-10 W 240 feet to an iron fence post; thence S 74-50 W 123.6 feet to a stake on the East side of the right of way of Piedmont and Northern Railway Company; thence with said right of way, S 1-32 W 250.5 feet to an iron fence post on the North side of Gordon Street; thence with the North side of Gordon Street, N 74-50 E 196 feet to the point of beginning.

Subject to a forty foot right of way to Duke Power Company, recorded in said R. M. C. Office in Deeds Book 306, Page 399, and the easements for water, sewer, lights, and power reserved in the deed to Necessities Limited, recorded in said R. M. C. Office in Deeds Book 293, Page 178.

This mortgage is junior in rank to the mortgage executed by the mortgagees to F. W. Symmes, dated June 4, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 532, Page 77.

STATE OF SOUTH CAROLINA ) A S S I G N M E N T  
COUNTY OF GREENVILLE )

FOR VALUE RECEIVED, I, Dorothy R. Young, do hereby assign, transfer, and set over to Merrill C. Patten all of my right, title, and interest in and to the within mortgage and the note which it secures, this 29th day of June, 1961, without recourse.

WITNESS:

*Catherine Pearson*  
*Jack L. Bloom*

*Dorothy R. Young* (SEAL)

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, ~~his heirs, assigns and assigns~~ 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 this 17th day of January 1967.*

*Sarah P. Patten*

*witness - Jack L. Bloom*

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Jan. 1967

*Ollie Farnsworth*

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

AT 11:41 O'CLOCK A. M. NO. 17260