

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
AUG 23 1961 A.M.



MORTGAGE OF REAL ESTATE

BOOK 866 PAGE 535

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ruby Faye Boiter Mrs. Ollie Farnsworth
R. M. C.

(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

Five Hundred and No/100

Dollars (\$ 500.00) due and payable

Payable in twelve monthly payments of \$41.67 beginning September 22, 1961 and continuing each month until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: in advance

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, Gantt Township, known and designated

as lot 83, Section A, Englewood Estates, as shown by a plat thereof dated October 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "Y", at page 140.

BEGINNING at an iron pin on Overlook Drive, joint front corners of lots 82 and 83 and running N. 2-30 E. 72 feet to an iron pin in a curve, corner of Overlook Drive and Cambridge Drive; thence with curve 34.6 feet; thence along Cambridge Drive S. 87-30 E. 150 feet to an iron pin; thence with the rear line of lot 83 S. 2-30 W. 97 feet to an iron pin, joint rear corners of lots 83 and 82; thence with the common line of lots 82 and 83 N. 87-30 W. 175 feet to an iron pin on Overlook Drive, the point of beginning.

Restrictions: No dwelling shall be erected at a cost of less than \$5,000.00. No dwelling shall be erected nearer than 50 feet to the front line. No temporary house shall be erected.

This property is conveyed subject to any rights of way now in existence.

Together with all and singular rights, members, hardiments, 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.

SATISFIED AND CANCELED OF RECORD

DAY OF _____ 1961

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

AT _____ O'CLOCK _____ M. NO. _____