

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

FEB 6 8 45 AM 1965 ALL WHOM THESE PRESENTS MAY CONCERN:

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K.M.C.

WHEREAS, I, Inez H. Sutton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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 Two Hundred Forty and no/100-----
Dollars (\$ 7,240.00) due and payable

one (1) year from date, with right of anticipating the entire amount or any part thereof at any time without penalty

with interest thereon from date at the rate of SIX (6%) per centum per annum, to be paid 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, with buildings and improvements thereon, and having the following metes and bounds:

BEGINNING at an iron pin at the intersection of the White Horse Road and the Duncan Road and running thence South 84 1/4 East 10.70 chains to an iron pin; running thence North 3 1/4 East 11.90 chains to an iron pin; running thence North 84-3/4 West 6.85 chains to the center of White Horse Road; running thence with the center of White Horse Road in a Southeasterly direction 12.40 chains to a stake in the Road, the beginning corner. Containing 9 1/2 acres and being known as Tract No. 2 of the property of Ayers and Hawkins as shown by Survey made by W.A. Hester, 1922, LESS, HOWEVER, that portion heretofore conveyed, leaving approximately 8 acres owned by Inez H. Sutton.

It being the intention of this mortgage to cover all other acreage which I own and the house where I now live. This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises or to be installed thereon and the same is hereby expressly agreed to be a part of the realty.

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 and satisfied
March 2, 1965
Homer Styles
Inez H. Sutton*

SATISFIED AND CANCELLED OF RECORD
23 DAY OF March 19 65
Inez H. Sutton
P. O. BOX GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK A.M. NO. 26707