

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 22 10 32 AM 1962

OLLIE FARNSWORTH
R.M.C.

PURCHASE MONEY

MORTGAGE OF REAL ESTATE

BOOK 890 PAGE 481

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jessie E. Horton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd E. Auten

(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 Thirty Five Hundred and no/100 Dollars (\$ 3,500.00) due and payable

\$875.00 on the 18th day of May, 1963, and a like amount on each May 18th thereafter until paid in full,

with interest thereon from date at the rate of six per centum per annum, to be paid: annually on May 18th,.

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, on the westerly side of Rutherford Road (formerly O'Neal Road), in Chick Springs Township, near the City of Greenville, and being shown as Lot No. 1, containing 11.29 acres, on plat of property of Robert Miller Estate, made by J. Earle Freeman, dated April 16, 1940, and recorded in the RMC Office for Greenville County in Plat Book 00, Pages 268 and 269, reference to said plat being craved for a more complete description.

This being the same property heretofore conveyed to the mortgagor by deed of Lloyd E. Auten, said deed to be recorded herewith.

It is agreed that upon the mortgagor's selling any of the rear portion of said tract, the mortgagee will release the same from the lien of this mortgage upon payment to the mortgagee of the sales price of such portion so sold or Six Hundred (\$600.00) Dollars per acre, whichever is greater.

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.

Received payment in full.

Lloyd E. Auten
5-6-63

Witnessed by Helen Auten

SATISFIED AND CANCELLED OF RECORD

16 DAY OF May, 1963
Ollie Farnsworth
CLERK OF GREENVILLE COUNTY, S. C.
MIDNIGHT CLOCK