

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

893 561

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David Gary and Nancy M. Gary

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. C. Franks

(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 Four Hundred Thirty Five

Dollars (\$ 435.00) due and payable

on or before June 16, 1963

with interest thereon from date at the rate of three 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, Austin Township, and being located about six and one-half miles from the Greenville County Court House and about one mile West of Laurens Road, and being known and designated as Tract Number 16 of the property of Central Realty Corporation according to a plat of record in the R. M. C. Office for Greenville County in Plat Book Y at Page 85, and having the following metes and bounds, to wit:

BEING at a point on the Eastern side of Laurel Drive at the joint front corner of Tracts 15 and 16 and running thence N 60 - 30 E 523 feet to a point; thence S 72 - 32 E 76.5 feet to a point at the joint rear corner of Tracts 15 and 16; thence S 62 - 00 E 222 feet to a point; thence S 21 - 30 E 429 feet to a point; thence S 32 - 30 E 41.5 feet to a point at the joint rear corner of Tracts 16 and 17; thence S 80 - 00 W 898 feet to a point on the Eastern Side of Laurel Drive at the joint front corner of Tracts 16 and 17; thence with the Eastern Side of Laurel Drive N 1 - 20 E 400 feet to a point; thence continuing with the Eastern Side of Laurel Drive N 18 - 40 W 69.5 feet to the point of beginning; containing 9.82 Acres, more or less.

BEING the same property conveyed to the grantors by Central Realty Corporation by deed dated January 31, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Volume 450 at page 295.

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, 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.

The debt hereby secured is paid in full and
the lien of this instrument is satisfied this
5 of October 1962

S. C. Franks

By: Clarence S. Fringe Jr.

Witness:

SATISFIED AND CANCELLED OF RECORD
5th DAY OF Oct. 1962
Ollie Sansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:50 O'CLOCK P. M. NO. 9184