

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
JAN 15 1 39 PM 1963  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, The Witt Music Co., Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer,  
its Successors and Assigns forever:

(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 -----

Two Thousand and No/100 ----- Dollars (\$2,000.00) due and payable

\$60.85 on the 15th day of each month commencing February 15, 1963;  
payments to be applied first to interest, balance to principal. Balance due 3  
years after date,

with interest thereon from date at the rate of six 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, its successors and assigns:

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile north of Chick Springs, lying east from St. Mark Road, and on the northern side of two new roads, and being shown and designated as Lots Nos. 36 and 37 on a plat of property of W. B. Williams, made by H. L. Dunahoo, Surveyor, on January 21, 1947, and recorded in Plat Book "Q", at Page 129, R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 35 and 36 and running thence N. 53-50 E. 100 feet to an iron pin, joint front corner of Lots 36 and 37; thence S. 66-00 E. 149 feet to an iron pin, joint front corner of Lots 37 and 38; thence running along the joint side of Lots 37 and 38 in a northeasterly direction 315 feet to a point, joint rear corner of Lots 37 and 38; thence along the rear of Lots 36 and 37 N. 63-30 E. 100 feet to a point, joint rear corner of Lots 35 and 36; thence in a southeasterly direction along the joint side of Lots 35 and 36 385 feet to the point of beginning.

The above described property is the same conveyed to me by Mattie V. Horton by deed of even date and recorded herewith.

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.

WITNESSED AND CANCELED OF RECORD

*[Handwritten Signature]*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:57 AM, OCTOBER 2, 1963, NO. 11574