

FILED
GREENVILLE CO. S. C.
MAR 25 1 10 PM 1963
CLEVELAND'S WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Walter Thompson and Daisy Thompson, of Greenville County, South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto W. Hart Miller,

(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 HUNDRED and no/100 Dollars (\$ 700.00) due and payable

One (1) year after date,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: and computed 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, in Greenville Township, on the eastern side of Long Branch, west of and near Ridge Road, containing Two (2) acres, more or less, and, according to a survey and plat made by C. O. Riddle, Engineer, Dec. 2, 1958, having the following metes and bounds, to-wit;

BEGINNING at an iron pin on Long Branch, corner of the S. A. Cureton property, and running thence with line of the S. A. Cureton property, N. 79 E. 477 feet to iron pin; thence S. 10 E. 181 feet to an iron pin; thence S. 79 W. 460.1 feet to Long Branch; thence up said branch, N. 52-57 W. 25.8 feet to a bend; thence still with said branch, N. 9-40 W. 161.8 feet to the beginning corner.

The above described property is the same conveyed to us by Cleveland Martin by his deed of this date, same to be recorded in the R.M.C. office along with this mortgage; and being the same property conveyed to said Cleveland Martin by J. A. Cureton by deed dated December 13, 1958, recorded in Vol. 612 at page 266 in said R. M. C. office.

This mortgage is executed to obtain funds with which to pay purchase price for said property, and same are actually being so used for said purpose; and this is a first mortgage over said property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

There is growing on the above described property, standing timber of value, and it is understood and agreed by and between Mortgagor and Mortgagee herein, that none of said timber is to be cut and/or removed, or allowed to be cut and/or removed, from said property by the Mortgagor, his agents or employees, until One-half (1/2) of the said Note and Mortgage indebtedness has been paid in full; that any violation in such regard shall be and constitute a breach of the conditions of this mortgage, entitling Mortgagee to foreclose this mortgage and have said described property sold to make collection of the indebtedness remaining owing and unpaid, under and by the terms of Note and Mortgage.

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.

Paid and satisfied 12/17/64.

W. Hart Miller

witness - Sara S. Hodges

Cullen Hicks Jr.

SATISFIED AND CANCELLED OF RECORD

16 DAY OF Nov 1964

Ollie Farnsworth

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

AT 428 COLUMBIA ST. M. NO. 14270