

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, S. S. Ulmer and C. C. Davis  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Harold W. Wagner and Evelyn C. Wagner

GREENVILLE CO. S. C.

AUG 26 1963

OLLIE F. ... R. M. C.

(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

Ten Thousand and no/100 ----- Dollars (\$10,000.00) due and payable

to be paid as follows: Three Thousand (\$3,000.00) Dollars on January 15, 1965, Three Thousand (\$3,000.00) Dollars on January 15, 1966, and Four Thousand (\$4,000.00) Dollars on January 15, 1967, with privilege to mortgagors to anticipate with interest thereon from date at the rate of five per centum per annum, to be paid: semi-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 heroby 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, about one mile East of Old Highway No. 276, and being shown and designated as the property of S. S. Ulmer and C. C. Davis on plat prepared by R. K. Campbell, R. L. S., 23 August, 1963, said plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "RR", at Page 137, reference to said plat being craved for a more complete description.

The above is the identical property conveyed to the Mortgagors by deed of even date to be recorded herewith.

The Mortgagees hereby agree to release any portion of the above described premises from the lien of this mortgage upon the payment to the Mortgagees of an amount equal to forty (40%) per cent of the sales price of such portion. Said forty (40%) per cent will be applied to the mortgage indebtedness, and will be in addition to the regular payments herein provided to the extent of the mortgage indebtedness.

The Mortgagees further agree to subordinate this mortgage to such reasonable restrictions as may be placed on said property, and will release from the lien hereof such roads as may be necessary for the development of the property, it being contemplated that the Mortgagors may subdivide said property and that restrictions and deeds for roads in such event may become necessary, or desirable.

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 in full this 20th day of June 1967.*

*Harold W. Wagner  
Evelyn C. Wagner*

*Witness - Nell M. Robertson  
Nell M. Robertson*

SATISFIED AND CANCELLED OF RECORD

20 DAY OF June 1967

*Ollie F. ...*

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

AT 2:53 O'CLOCK P. M. NO. 31150