

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME

FILED

BOOK

936

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WHEREAS,

I, J. P. Dempsey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

OLLIE FARNSWORTH
John A. Park, 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 TWO THOUSAND and no/100 (\$2,000.00)

as follows: \$1,000.00 on Jan. 25, 1964, together with interest from date on the whole amount, at the rate of 7% per annum up to said date; the balance of \$1,000.00 to be paid \$100.00 on Feb. 25, 1964, and a like sum on the 25th day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to interest and then to principal balance owing from month to month; with right to anticipate by the payment of any part or all before due; with interest thereon from Jan. 25, 1964/

Dollars (\$ 2,000.00) 1 due and payable

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 Butler Township, on eastern side of Sycamore Drive in City of Greenville, being known and designated as Lot Number One Hundred Sixty Eight (No. 168) on a plat of East Lynne Addition made by Dalton & Neves, Engrs., May 1933, recorded in the R.M.C. office for Greenville County in Plat Book "H" at page 220, and, according to a recent survey made by R.E. Dalton, Engr., July 12, 1946, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sycamore Drive, at joint front corner of Lots Nos. 168 and 169, said pin being Two Hundred (200) feet in a northeastern direction from the northeast corner of the intersection of Sycamore Drive and Knight Street, and running thence with the eastern side of Sycamore Drive, N. 20-18 E. 50 feet to an iron pin; thence with line of Lot No. 167, S. 69-42 E. 162.2 feet to an iron pin; thence with line of Lot No. 177, S. 17-50 W. 50.5 feet to an iron pin; thence with line of Lot No. 169, N. 69-42 W. 171.3 feet to the beginning corner.

The above described property is the same devised to me by my wife, Madge S. Dempsey, deceased, in and by her last Will and Testament, she having departed this life testate on December 26, 1962, her said Will and Testament appearing in File 18 in Apartment 813 in office of Court of Probate; and is the same property conveyed to Madge S. Dempsey by Ruth Coln by deed dated May 26, 1950, recorded in Vol. 410 at page 316 in said R.M.C. office.

There is located on the above described property a residential building and other improvements.

This is a first Mortgage over the above described property, and there are no other Mortgages, judgments, nor other liens or encumbrances over of against same prior to this Mortgage.

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 in full this 6th day of September 1966.
John A. Park by Charles A. Park as Attorney in fact
for John A. Park
Witness - Hugh H. Tuck*

SATISFIED AND CANCELLED OF RECORD

16 DAY OF Sept. 1966

Ollie Farnsworth

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

AT 4:31 O'CLOCK P. M. NO. 7530