

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE, S. C.

NOV 14 4 14 PM 1963

MORTGAGE OF REAL ESTATE

BOOK

940 PAGE 413

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, We, Ernest J. O'Banion & Frances C. O'Banion

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ralph E. Garlington, Louis A. Garlington, James H. Garlington & Robert E. Garlington

(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

Eighteen Hundred Fifty One and 38/100 - - - - - Dollars (\$ 1851.38) due and payable sixty (60) days from date

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid at maturity.

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, being shown as Lot No. 12 of Shannon Forest, plat of which is recorded in the RMC Office for Greenville County in Plat Book KK, Pages 200-201 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Shannon Lake Circle at joint front corner of Lots Nos. 12 & 13 and running thence with the line of said lots N. 42-25 W. 228 feet to the high water line of Shannon Lake; thence with said high water line N. 51-36 E. 100.2 feet; thence S. 42-25 E. 221 feet to an iron pin on Shannon Lake Circle; thence with Shannon Lake Circle S. 47-35 W. 100 feet to the point of beginning.

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 in full & satisfied this 10th day of March 1971.
Ralph E. Garlington
Louis A. Garlington
James H. Garlington
Individually and sole heirs at law of Robert E.
Garlington, Deceased.
Witness C. Victor Pyle Jr.*

SATISFIED AND CANCELLED OF RECORD

10 DAY OF March 1971

OLLIE FARNSWORTH

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

AT 9:30 O'CLOCK A. M. NO. 20967