

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

FEB 21 2 56 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 949 PAGE 545

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CLAUDE McCOMBS

OLLIE FARNSWORTH
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EARLE R. STALL, SR.

(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

Six Thousand Dollars (\$ 6,000.00) due and payable

December 31, 1964,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: 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, containing 14.56 acres known as tract 1 of the W. J. Monroe Estate according to plat of W. J. Riddle dated May, 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book CC at Page 87, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the corner of tract 4 and running thence N. 1-18 W, 531.6 feet to an iron pin; thence N. 32-00 E, 439 feet to an iron pin in a branch; thence up said branch N. 64-45 W, 225 feet to an iron pin; thence S. 43-25 W. 416 feet to an iron pin; thence S. 62-45 W. 696 feet to an iron pin; thence with tract 2 S. 22-57 E. 587.9 feet to an iron pin; thence with tract 4, N. 77-00 E. 683 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 and satisfied
Dec. 29, 1964*

Earle R. Stall, Sr.

Witness:

Just W. Boyer

*29 Dec. 64
Ollie Farnsworth
R. M. C. 12730*