

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 3

TO ALL WHOM THESE PRESENTS MAY CONCERN

JUN 5 1964
OLLE E. BARNWORTH
R. M. C.

WHEREAS, We, Algie C. Bates and Annie J. Bates

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

(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

One Thousand One Hundred Thirty Six and No/100 Dollars (\$1,136.00) due and payable \$568.00 to be paid one year from date and \$568.00 two years from date,

March 16, 1964
with interest thereon from date at the rate of six (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, known and designated as Lot Number 3 on a plat of Property of Fred D. Garrett and Mamie W. Garrett, Harrison Rearden, Dr. W. F. Gibson, and Myrtle E. Pickens, as shown on a plat thereof made by C. O. Riddle, Surveyor, dated, March, 1964, noted in Plat Book _____ at page _____, Office of the R. M. C. for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of a private road at the joint corner of Lots 3 and 4, thence with the line of Lot 4, S. 38 - 46 W., 142 feet to an iron pin at the rear corner of Lot 5; thence with the line of Lot 5, N. 77 - 25 W., 160.2 feet to an iron pin on the line of William Maxwell; thence with the line of William Maxwell N. 23 - 55 E., 220 feet to an iron pin on the southwest side of the private road; thence with the southwest side of the private road S. 51 - 14 E., 200 feet to an iron pin, the beginning corner; Subject to that portion of a fifty foot radius turnaround as shown on the plat thereof, the same to revert to the grantees herein, when and if the road is extended.

THIS mortgage is to secure the unpaid purchase price of said land and is a purchase money 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 and satisfied March 15, 1966.

William Maxwell
Witness - Geo. B. ...

SATISFIED AND CANCELLED OF RECORD

22 DAY OF *March* 1966

Olle E. Barnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *5:00* O'CLOCK *P.* M. NO. *2712*