

JUN 16 12 55 PM 1964

OLLIE ... WORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, I, J. I. SKELTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SNAP-ON TOOLS CORPORATION.

(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 TWO HUNDRED AND No/100----- Dollars (\$ 2,200.00 ) due and payable ON DEMAND.

with interest thereon from ~~date~~ DEMAND at the rate of SIX per centum per annum, to be paid: AFTER DEMAND IS MADE FOR PAYMENT.

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, ON THE EASTERN SIDE OF ROSALEE DRIVE, IN GANTT TOWNSHIP, CONTAINING 3.50 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF PROPERTY OF J. I. SKELTON, MADE BY C. O. RIDDLE, SURVEYOR, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "FFF", AT PAGE 146, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF ROSALEE DRIVE AND RAILROAD RIGHT-OF-WAY AND RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN SIDE OF ROSALEE DRIVE 365 FEET, MORE OR LESS, TO AN IRON PIN; THENCE RUNNING N. 77-04 E. 150 FEET ALONG LINE OF PROPERTY OF THE GREATER NEW YORK SAVINGS BANK TO AN IRON PIN; THENCE RUNNING N. 18-45 W. 232 FEET ALONG THE LINE OF THE GREATER NEW YORK SAVINGS BANK LOT TO AN IRON PIN LOCATED ON THE NORTHERN SIDE OF LENHARDT ROAD; THENCE RUNNING DOWN LENHARDT ROAD N. 77-44 E. 145 FEET TO AN IRON PIN IN CENTER OF LENHARDT ROAD; THENCE RUNNING ALONG THE LINE OF PROPERTY OF ROY ARROWOOD IN A SOUTHERLY DIRECTION 240 FEET, MORE OR LESS, TO AN IRON PIN; THENCE RUNNING N. 77-04 E. 10 FEET ALONG THE LINE OF ROY ARROWOOD TO AN IRON PIN; THENCE RUNNING S. 3-56 W. 593 FEET TO AN IRON PIN; THENCE RUNNING S. 6-04 E. 57.1 FEET TO AN IRON PIN LOCATED ON RAILROAD RIGHT-OF-WAY; THENCE RUNNING WITH RAILROAD RIGHT-OF-WAY N. 45-59 W. 315 FEET, MORE OR LESS, TO AN IRON PIN LOCATED ON THE NORTHEASTERLY CORNER OF THE INTERSECTION OF RAILROAD RIGHT-OF-WAY AND ROSALEE DRIVE, THE POINT OF BEGINNING; ALSO,

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE LYING AND BEING ON THE SOUTHWESTERN CORNER OF THE INTERSECTION OF ROSALEE DRIVE AND LENHARDT ROAD IN GANTT TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, SHOWN AS A .35 ACRE LOT, MORE OR LESS, ON A PLAT OF PROPERTY OF J. I. SKELTON, MADE BY C. O. RIDDLE, SURVEYOR, RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "FFF", AT PAGE 146, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF LENHARDT ROAD AND ROSALEE DRIVE AND RUNNING THENCE S. 1-26 E. 187 FEET, MORE OR LESS, ALONG THE WESTERN SIDE OF ROSALEE DRIVE TO AN IRON PIN AT THE CORNER OF PROPERTY OF FRANCES S. JONES; THENCE RUNNING S. 87-48 W. 100 FEET, MORE OR LESS, ALONG THE LINE OF PROPERTY OF FRANCES S. JONES TO AN IRON PIN LOCATED ON LINE OF LENHARDT PROPERTY; THENCE RUNNING N. 0-30 E. 144.4 FEET ALONG LENHARDT LINE TO THE SOUTHERN SIDE OF LENHARDT ROAD; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF LENHARDT ROAD 99.9 FEET TO THE SOUTHWESTERN CORNER OF THE INTERSECTION OF LENHARDT ROAD AND ROSALEE DRIVE, 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.