

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

AUG 28 3 00 PM 1964

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 970 PAGE 63

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. E. Boiter

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

(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 Five Hundred Eighty-four and 11/100 Dollars (\$ 1584.11 ) due and payable  
Payable one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: in advance

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, Grove Township, containing three and one-fourth acres ( 3 1/4), more or less, adjoining lands of myself, W. M. Guest, Piedmont and

Northern Railway, right of way and others, and having the following courses and distances  
to wit:

Beginning at a point in center of Highway No. 20 (formerly 29) on line of Mrs. Mary A. Peden, a distance of \_\_\_ feet from center of Southern Railway, and running thence along line of Mrs. Mary A. Peden, South 40 3/4 East 448.8 feet to an iron pin, N. C.; thence N 24 3/4 E. 335.2 feet to an iron pin on line of Piedmont and Northern Railway right-of-way; thence along Piedmont and Northern Railway, right-of-way, N. 39 1/4 W. 399.9 feet to an iron pin, N. C.; thence S. 49 1/2 W. 269.9 feet to a point in center of Highway No. 20, formerly 29, thence along center of said highway S. 17 1/2 E. 100 feet to beginning corner.

It is the intention of the Mortgagor to mortgage all the property he now owns as shown on the County Block Book at 616. 7-1-12.

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.

SATISFIED AND CANCELLED OF RECORD

1<sup>st</sup> DAY OF Sept. 1965  
Ollie Farnsworth  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 4:25 O'CLOCK P.M. NO. 7026

*Paid in full and Satisfied  
Bank of Piedmont  
By: Charles L. Kiwo  
Pres.*

*Witness: Margaret H. Buckhister*