

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 9 10 AM '64
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 971 PAGE 249

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ernest Tolbert and Calvin Tolbert

(hereinafter referred to as Mortgagor) is well and truly indebted unto Randall D. Croft

(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 Twelve Hundred and Thirty-Six Dollars
Dollars (\$ 1236.00) due and payable

in equal monthly installments of \$103.00 each, the first installment to become due October 1, 1964

with interest thereon from date at the rate of None per centum per annum, to be paid:

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, and being known and designated as Lot No. 6 in the division of the real estate of Jane Lewers, deceased, and more fully described as follows:

BEGINNING at a point in the center of the road leading from White Horse Road to the Augusta Road, on line of land of Charlie Rogers Estate; running thence along said line N. 5-10 W. 386.5 feet corner of Lot No. 7; thence with line of Lot No. 7, N. 89 W. 136 feet to corner of Lots Nos. 5 and 6; thence along line of Lot No. 5, S. 3-30 E. 451.7 feet to a stake in the road; thence along the road N. 66-45 E. 158 feet to the beginning corner, and containing 1.50 acres, more or less.

This is the same property conveyed to Ozell Louers by deed of Sallie L. Garrison, et al. dated May 2, 1942, and recorded in Vol. 253, page 270, RMC office for Greenville County, S. C.

This property is shown on County Block Book as 46232-374-3-18.

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

14 DAY OF Sept. 1965

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

AT 12:11 O'CLOCK P.M. NO. 8390

Paid in full 9-14-65

R. D. Croft

Witness: Alice McKinney