

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA OCT 2 2 24 PM 1964

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 974 PAGE 63

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

WHEREAS, I, Clyde N. Tollison,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 Fifty and No/100- - - - - Dollars (\$ 1,150.00) due and payable

as follows: \$40.00 on the first day of November 1964, and \$40.00 on the first day of each month thereafter until paid in full,

with interest thereon from date at the rate of 7 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, Fairview Township, on the West side of the Jones Mill Road, known and described as Lot #25 on a plat entitled "Golden Strip Subdivision, Frederick W. Wenck, Owner," surveyed by Lewis C. Godsey, Surveyor, on February 9, 1956, and having the following metes and bounds according to said plat, to-wit:

Beginning at an iron pin in the Northern edge of Wenck Circle, joint corner with Lot #26, and running thence with the joint line of said Lot #26 N. 23-20 E. 157.3 feet to an iron pin; thence N. 44-45 W. 86.4 feet to a point, joint corner with Lot No. 24; thence S. 23-20 W. along the joint line of Lot No. 24 189.4 feet to an iron pin in the northern edge of Wenck Circle; thence with Wenck Circle S. 66-40 E. 80 feet to the point of beginning, and bounded by Lots 24 and 26, Wenck Circle and others.

This being the same lot of land conveyed to the Mortgagor herein by George P. Wenck on the 2nd day of July, 1964, by deed of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 752 at page 334.

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.

For satisfaction to this mortgage see R.M.C. Book 1170 page 618.

SATISFIED AND CANCELLED OF RECORD
24 DAY OF Oct. 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:17 O'CLOCK A. M. NO. 9962