

OCT 12 12 59 PM 1964

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE } OLIE FAIRNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 974 PAGE 517

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bobby James Byars

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer, S. C.

(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 (\$1200.00)

Dollars (\$ 1200.00) due and payable

Fifty (\$50.00) Dollars per month, first payment due November 10, 1964, and like payments to continue each and every month thereafter until paid in full.

with interest thereon from date at the rate of 7% 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, Chick Springs Township, near the town

Greer, and being all of lot number 56, as shown on plat of the N. M. Cannon property, plat made by H. S. Brockman, Surveyor, dated January 16, 1924, and recorded in Plat Book "F", at page 199; This being a portion of that property conveyed to me by deed of Leonard Coleman and Cathleen Coleman, recorded in the R. M. C. Office for Greenville County in Deed Book 591, at page 208.

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.

In Satisfaction See R. E. M. Book 1016 Page 238

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Dec. 1965
Ollie Fairnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:44 CLOCK P. M. NO. 17228