

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 9 3 45 PM 1964

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 977 PAGE 549

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruth M. Creech

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bonnie G. Smith

(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

Eighteen Thousand and No/100----- Dollars (\$18,000.00) due and payable

in equal installments of \$2,000.00 annually, first payment due September 1, 1965 and each succeeding payment due on the 1st of September of each year thereafter until paid in full, with the right of anticipation without penalty after one year

with interest thereon from date at the rate of six 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 parcel or tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying, and being in the County of Greenville, State of South Carolina, County of Greenville.~~

All that piece, parcel or tract of land located in the County of Greenville, State of South Carolina, the major part of which is located on the western side of an unnamed county road and being more fully described according to a plat entitled "Property of Bonnie G. Smith" dated July, 1964 by C. O. Riddle recorded in the R.M.C. Office for Greenville County in Plat Book BBB, page 33 and having, according to said plat, the following metes and bounds, to wit:

Beginning at a point in the center of said unnamed county road, corner of property of the grantor and property now or formerly belonging to W. L. Christopher Estate and running thence S. 26-50 E. 221.7 feet to an iron pin; thence running S. 26-50 E. 524 feet to a point; thence running S. 24-39 W. 239.8 feet to an iron pin on the edge of the unnamed county road; thence running through and along the said unnamed county road S. 24-39 W. 462.9 feet to an iron pin; thence continuing along said road S. 25-59 W. 933.2 feet to an iron pin; thence running N. 30-37 W. 28 feet to an iron pin located on the edge of said unnamed county road; thence running N. 30-37 W. 1,587 feet to a point; thence running N. 10-12 W. 910 feet to a point; thence running N. 36-08 E. 554 feet to an iron pin; thence running N. 68-52 E. 326 feet to the center of a branch; thence running along and through said branch line (the branch being the line) S. 11-02 E. 248.9 feet to a point; thence running S. 40-59 E. 156.2 feet to a point; thence running S. 19-24 E. 323.5 feet to a point; thence running along the line of property of the grantor and property now or formerly belonging to W. R. Christopher Estate S. 84-50 E. 461.5 feet to the beginning point.

Said tract contains 58.29 acres.

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

11 DAY OF Feb. 1976

Hansie L. Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 3:58 O'CLOCK P. M. NO. 20412

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 333

For Partial Release (See A.) see R. & M. Book 1144 Page 331.
For Partial Release to this Mortgage see R. & M. Book 1143 Page 651.