

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA NOV 17 12 34 PM 1964
COUNTY OF GREENVILLE

BOOK 978 PAGE 429

MORTGAGE OF REAL ESTATE

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

WHEREAS, E. W. LIGON

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C., Trustee for Huntington and Guerry, Inc.

(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

THREE THOUSAND AND NO ONE-HUNDREDTHS----- Dollars (\$ 3,000.00) due and payable

in equal quarterly payments of \$75.00 principal plus interest, commencing on February 10, 1965 and \$75.00 principal plus interest on the 10th day of each quarter thereafter until paid in full, with the right to anticipate in any amount on an interest payment date,

with interest thereon from date at the rate of six per centum per annum, to be paid: Quarterly

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, City of Greenville, shown as a portion of Lot No. 6 on a plat of Buist Circle Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book "C" at Page 10, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Mountain View Avenue, said pin being 489.3 feet from Rutherford Road, and running thence with Mountain View Avenue S. 65 E. 82.5 feet to an iron pin; thence N. 25 E. 164.5 feet to an alley, thence along said alley N. 65 W. 90 feet to an iron pin; thence S. 22-23 W. 165.5 feet to the point of beginning.

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
8 24 DAY OF SEPTEMBER 1965
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:15 P.M. O'Clock P. M. NO. 6306

FOR SATISFACTION TO THE MORTGAGEE SEE
SATISFACTION BOOK 978 PAGE 429