

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

NOV 17 1 56 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 978 PAGE 435

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

WHEREAS, I, Howard Westbrook,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. W. and Eva Mae Manley,

(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

Five Thousand One Hundred ~~Twenty-Six~~ and 19/100 --- Dollars (\$ 5,126.19) due and payable at the rate of (\$10.90) Ten and 90/100 dollars per month until First Federal Savings And Loan Association mortgage is paid in full; at which time I will increase my monthly payments to R. W. & Eva Mae Manley to (\$50.00) Fifty and No/100 dollars per month.

with interest thereon from date at the rate of 6% 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, on the Northern side of Bramlett Road in subdivision of Margan Hill Addition, City View, near the City Of Greenville, being shown and delineated as Lot No. 59 on plat of property of Mary W. Morgan known as "Morgan Hill Addition" (name of engineer not appearing) made in May 1902, recorded in Plat Book "A" at Pages 68 and 29; and being bounded on the West by Lot No. 58, now or formerly owned by Ed Foster, on the North by Lot No. 39, now or formerly owned by W. R. Henson, and on the East by Lot No. 60, now or formerly owned by C. M. White, and on the South by Bramlett Road, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Bramlett Road at the corner of Lot No. 58, 395 feet East of Brandon Road, and running thence Northernly with line of Lot No 58, 200 feet to joint corner of Lots Nos. 38, 39, 58 and 59; thence with the rear line of Lot No. 39, in an Easternly direction 60 feet to joint corner of Lots Nos. 39, 40, 59 and 60; thence with line of Lot No. 60 in a Southernly direction 200 feet to Bramlett Road; thence with the Northern side of Bramlett Road in a Westernly direction 60 feet to the point of BEGINNING.

Being the same property conveyed to J. C. Powell by deed of Ernestine Wakefield Jones recorded in the R. M. C. Office for Greenville County in Deed Volume 592 at Page 329.

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

DAY OF Aug. 1964

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

AT 11 O'CLOCK A.M. NO. 6000

Howard Westbrook
Witness
L. T. King, Jr.