

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

DEC 9 4 25 PM 1964  
 MORTGAGE OF REAL ESTATE

BOOK 980 PAGE 427

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

WHEREAS, I, James Preston Dempsey, of Greenville County, State of South Carolina,  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar Hodges, Jr., and Sara S. Hodges,

(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 and no/100 (\$1,000.00)

Dollars (\$ 1,000.00 ) due and payable

One (1) year after date,

with interest thereon from date at the rate of Seven per centum per annum, to be paid & computed 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, in Butler Township, near Pelham and on State Highway No. 14, adjoining lands now, or formerly, owned by Margaret A. Hendrix, and others, and containing Eighteen and 3/4 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point, stone 3xnm, on the public road, Hwy. No. 14, in front of the W. P. Golightly dwelling house site, and running thence N. 33-3/4 W. 9.28 chains to a stone, 3xnm; thence N. 39 3/4 W. 7.70 chains to a small sweet gum, 3xnm; thence N. 43 1/4 E. 4.25 chains to a stone, 3xnm. thence N. 12 1/2 W. 5.75 chains to a cluster of birches on south bank of Rocky Creek, branch waters of Enoree River; thence with said Creek, N. 54 E. 4.74 chains to a birch, 3xnm; on bank of Creek; thence S. 54 E. 5.10 chains to a stone, 3xnm; thence S. 1/2 E. 10.00 chains to a stone, 3xnm; thence S. 89 E. 5.88 chains to a stone, 3xnm, and about 12 feet from the Thomas Smith property line; thence S. 2 E. 4.25 chains to a stone, 3xnm, on said public road, Hwy. No. 14; thence with said public road, Hwy. No. 14 to the beginning corner; being the same property conveyed to Madge L. Dempsey, (same as Madge Scruggs Dempsey) by Sue Butler Snow by deed dated January 21, 1939, recorded in the R.M.C. office for Greenville County, S. C., in Deed Book 208 at page 224; and being the same property devised to me by the said Madge S. Dempsey in and by her last Will and Testament, same on file in the office of the Court of Probate for Greenville County, S. C., in File 18 in Apartment 813.

There is located on the above described property, a dwelling house.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against said property, prior to this mortgage.

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.

*Paid & satisfied 12/15/69.*  
*Oscar Hodges Jr.*  
*Sara S. Hodges*  
*Witness Carl L. Bryan*

SATISFIED AND CANCELLED OF RECORD  
 15 DAY OF Dec. 1969  
 Ollie Farnsworth  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 11:30 O'CLOCK A. M. NO. 13705