

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 18 11 24 AM 1965
OLLIE FARNSEWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 983 PAGE 641

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John W. Stansell, Sr. and Lula Mae Stansell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walker B. Rowland and Joyce B. Rowland,

(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 Four Hundred Thirty and No/100---- Dollars (\$ 1,430.00) due and payable

in four equal installments of \$357.50 with the first installment due January 1, 1966 and the remaining installments due on the first day of January of each year thereafter until paid in full

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

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, and being shown as Lot #3 on a plat of Farmington Acres recorded in the R.M.C. Office for Greenville County in Plat Book RR at pages 106-107 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southerly side of Claxton Drive at the joint front corner of Lots Nos. 3 and 4 and running thence with the common line of said lots S. 38-48 E. 200 feet to an iron pin; thence S. 51-12 W. 100 feet to an iron pin; thence N. 38-48 W. 200 feet to an iron pin on the southerly side of Claxton Drive; thence with said drive N. 51-12 E. 100 feet to the point of beginning.

This mortgage is junior to that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc. dated October 14, 1964 and recorded in Mortgage Book 975 at page 183.

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.

For Satisfaction see R. E. M. Book 1079 Page 15-

SATISFIED AND CANCELLED OF RECORD

11 DAY OF Dec. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:11 O'CLOCK P. M. NO 16-87