

JAN 25 3 03 PM 1965

OLLIE FARMERWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Harold L. Peden,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred H. Peden

(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 Sixteen Thousand (\$16,000/00) and No/100-----

----- Dollars (\$16,000.00) due and payable on or before five (5) years from date,

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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 Gantt Township, on the Southern side of White Horse Road, being the major portion of Tract No. 3 on a plat of property of T. G. Batson, made by R. E. Dalton, containing approximately 13 acres and described as follows:

BEGINNING at a point in the center of White Horse Road, at corner of Lots Nos. 3 and 4 on the T. D. Batson tract of land, which is 489.5 feet N. 76-50 W. from lands now or formerly of McWhite, and running thence along the center of said White Horse Road, N. 76-50 W. 367 feet to corner of Tracts 2 and 3; thence along the joint lines of said tracts, S. 4-30 E. 1812.5 feet to an iron pin on lands now or formerly of John McWhite; thence along McWhite lands, N. 55-12 E. 467 feet to iron pin; thence along line of Lots 3 and 4, N. 4-30 E. 1475 feet to the beginning. LESS, HOWEVER, a lot fronting 80 feet on the southern side of White Horse Road, with a depth of 200 feet located at the northwestern corner of this tract which is not owned by mortgagor.

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.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this 14th of April 1969

Mildred H. Peden
By: _____
Witness: Ollie Farmerworth
Witness: _____

RECORDED AND CANCELLED OF RECORD
14th DAY OF April 1969
Ollie Farmerworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:50 O'CLOCK A. M. NO. 24405

For Subordination Agreement See R. E. Dalton Book 1119 Page 138