

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

JUN 27 5 45 PM 1965

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. FARNSWORTH  
R. M. C.

WHEREAS, ORR'S, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM I. BOUTON

(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

to be paid as set forth in said note

with interest thereon from date at the rate of Six 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 southeast corner of the intersection of Augusta

Road and Club drive, and being known and designated as Lot No. 65 and a portion of Lot No. 66 as shown on plat entitled "Property of Ables & Rasor", dated September 1919, prepared by Fitzpatrick-Terry Co. Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 153 and having according to a more recent plat entitled "Property of W. E. Payne and Jack B. Payne" dated March 1955, prepared by R. W. Dalton, recorded in the R. M. C. Office in Plat Book III at Page 7, the following metes and bounds:

BEGINNING at an iron pin at the Southeast corner of the intersection of Augusta Road and Club Drive and running thence along the eastern side of Augusta Road S. 14-38 E. 77.88 feet to an iron pin; thence N. 66-05 E. running to, with and beyond the southern edge of a wall 193.2 feet to an iron pin on the western edge of a 10 foot alley; thence with the western edge of said alley N. 16-38 W. 79.84 feet to an iron pin on the southern side of Club Drive; thence along the southern side of Club Drive S. 65-30 W. 190.3 feet to the point of beginning.

This mortgage is junior to a certain mortgage of even date herewith in favor of Carolina Federal Savings and Loan Association in the amount of \$24,400.00 to be recorded.

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 and satisfied in full this 1st day of June 1968.*

*William I. Bouton*

*Witness Nell C. Lockhart*

SATISFIED AND CANCELLED OF RECORD

*29* DAY OF *April* 19*69*

*Ollie Farnsworth*

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

AT *12:21* O'CLOCK *P.* M. NO. *25839*

*For Substantiation of Mortgages See R. S. M. Book 1003 Page 211*