

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

MAR 29 4 55 PM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSEBORTH
MORTGAGE RECORDS

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Tyler C. Seymour and Margaret A. Seymour
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Gilbert M. Phillips**

(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 - - - - -

THIRTY SIX HUNDRED AND NO/100THS- - - - - DOLLARS (\$ 3600.00),
with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **\$432.00 on October 1, 1965, and a like payment of \$432.00 on the first day of each sixth month thereafter until paid in full, said payments to be applied first to interest and balance to principal, said interest to be computed and 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 **Paris Mountain and Bates Townships**, being known and designated as **Tract 1-A of the Property of Z. P. Batson Estate prepared by H. S. Brockan, R. S. December 29, 1961, said plat being of record in the RMC Office for Greenville County in Plat Book III at Page 43, and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING at a point in a county road at the southwest corner of Tract No. 2 and running thence with said county road, S. 52-15 W. 400 feet to a stake; thence N. 51-15 W. 1056 feet to corner of Tract 1-B; thence along a black top road N. 10-25 W. 700 feet; thence still with said road, N. 7-50 W. 253 feet to a pin; thence with line of Tract No. 2, S. 37-15 E. 1404 feet to the Beginning corner, and containing 16.05 acres.

Being the same property conveyed to the Mortgagors by deed of Calvert Batson and Dayton Batson, Executors of the Estate of Z. P. Batson, dated March 26, 1965.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

*Paid in full 7/27/67.
Gilbert M. Phillips
Witness - Fay H. W. Litlington*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF *July* 19*67*
Ollie Farnsworth

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

AT *9:42* O'CLOCK *A* M. NO. *3208*