

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 3 9 55 AM 1965

Mortgage of Real Estate

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Marie S. Phillips,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company (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 Four Thousand and No/100 (\$4,000.00)----- Dollars, due and payable: at the rate of \$44.41 monthly, for 120 equal and consecutive months, said payments commencing on the 4th day of July, 1965,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: monthly

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 piece, parcel, or lot of land in the City and County of Greenville, State of South Carolina, on the northerly side of Stone Avenue, having the following courses and distances to wit:

BEGINNING at a point on Stone Avenue 217.4 feet from the northeast corner of Stone Avenue and Robinson Street, and running thence in a northerly direction 200 feet in a line parallel with Robinson and Wilton Streets to a point; thence easterly 80.5 feet to a point; thence in a southerly direction 200 feet to a point on the northerly side of Stone Avenue; thence with Stone Avenue 80.5 feet to the point of BEGINNING.

This being the identical property heretofore conveyed to Annie M. Southern by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 230, at Page 4, said property having been later devised by will of Annie M. Southern to Marie S. Phillips, the mortgagor.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or 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 claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

*Paid and satisfied in full this the 18th day of April 1967.
Calvin Company
By Helen J. Cashion a partner
witness - Patricia Pridmore
Kathryn W. Robinson*

SATISFIED AND CANCELLED OF RECORD

26 DAY OF April 1967

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

AT 2:17 O'CLOCK P M. NO. 25916