

FILED
GREENVILLE, S. C. BOWEN AND TORRES
MORTGAGE OF REAL ESTATE—Office of GREENVILLE, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA JUN 7 11 47 AM 1965
COUNTY OF GREENVILLE

997 PAGE 23

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, REX L. CARTER AND LEO H. HILL

(hereinafter referred to as Mortgagor) are well and truly indebted unto

RALPH BAILEY, JR.

(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

Dollars (\$)) due and payable

by reason of a certain agreement regarding optional future advances not to exceed \$25,000.00.

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

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, lying and being on the western side of Broadus Avenue, and being more fully described on a plat entitled property of Carter & Hill and Bailey made by R. K. Campbell and H. T. Clarkson, April 11, 1943, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 000 at page 47, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Broadus Avenue at the joint corner of lots 3 and 4, Block 1 of Boyce Addition and running thence with the line of lot no. 4 S. 76 - 45 W. 115.86 feet to an iron pin; thence N. 13 - 15 W. 40.97 feet to an iron pin; thence along a new line N. 76 - 45 E. 114.43 feet to an iron pin on the western side of Broadus Avenue; thence with the western side of Broadus Avenue S. 15 - 15 E. 41 feet to the beginning corner; together with mortgagors' interest in a certain appurtenant easement.

It is the intention of this mortgage to secure the advances contained by the agreement between the parties dated May __, 1965, this mortgage to extend to and cover advances not to exceed \$25,000.00.

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 TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 424

SATISFIED AND CANCELLED OF RECORD

28 DAY OF Dec. 1971

Ollie Farnsworth

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

AT 4:05 O'CLOCK P. M. NO. 17576