

AUG 26 10 45 AM 1965

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

**Whereas:** Kenneth L. Darby and Martha W. Darby

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. F. Hicks or Gladys D. Hicks, or the survivor thereof,

(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 **TWO THOUSAND EIGHT HUNDRED and NO/100**-----  
-----Dollars (\$ 2,800.00 ) due and payable

\$50.00 on October 1, 1965, and a like amount on the first day of each successive month thereafter until entire amount is paid in full, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of **four** 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 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, being known as a portion of the old Groves Place and being situated in Grove Township near Augusta Road about 3½ miles from the Town of Piedmont, and according to a recent survey by C. O. Riddle, surveyor, having the following metes and bounds, to-wit:

Tract #1: BEGINNING at an iron pin on the southwestern side of Clearview Drive at the joint corner of property herein conveyed and other property of grantees and running thence with the line of other property of grantees S. 13-15 W. 150 feet to an iron pin in property now or formerly owned by Hammond; thence with the Hammond line S. 58-00 E. 418.2 feet to an iron pin at the joint corner of this property and Tract #2 hereinafter described; thence with the joint line of said tracts, N. 11-57 E. 151.2 feet to an iron pin on the southwestern side of Clearview Drive; thence with said Clearview Drive, N. 58-00 W. 414.8 feet to the point of beginning and having 1.36 acres, more or less.

Tract #2: BEGINNING at an iron pin on the southwestern side of Clearview Drive at the joint corner of Tract #1 above and tract herein conveyed and running thence with joint line of said tracts S. 11-57 W. 151.2 feet to an iron pin in property now or formerly owned by Hammond; thence with said Hammond line S. 58-00 E. 100 feet to an iron pin in property now or formerly owned by Garrison; thence with Garrison line N. 11-57 E. 151.2 feet to iron pin on the southwestern side of Clearview Drive; thence with said Clearview Drive N. 58-00 W. 100 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed to be recorded herewith. It being understood that B. F. Hicks or Gladys D. Hicks, or the survivor of either of them, is authorized to enter a satisfaction to this mortgage when the same is paid.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 1 PAGE 647

SATISFIED AND CANCELLED OF RECORD

11 DAY OF Aug 1971  
Olle Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 8:27 O'CLOCK A M. NO. 4328

*See R. M. C. Book 1011 Page 1122*