

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAMES D. MCKINNEY, JR.
ATTORNEY AT LAW

MORTGAGE OF REAL ESTATE

BOOK 1024 PAGE 527

MAR 10 4 41 PM 1968

OLLI FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Edward Ward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert A. Bailey

(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 twelve hundred dollars

Dollars (\$ 1,200.00) due and payable
as follows: \$50.00 on the 7th day of April, May, June and July, 1966, with interest from maturity at the rate of 6% per annum, and the balance of \$1,000.00 to be paid on March 7, 1968, with interest from date at the rate of six per cent per annum to be paid at maturity; with the right to anticipate payment in full or in multiples of \$100.00 at any time before maturity, 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, on the West side of Briarcliff Drive (formerly known as Park Street) and on the East side of Overbrook Road in the City of Greenville, being shown as Lot No. 3 and a portion of Lot No. 2 on plat of Tract 1 of the property of Overbrook Land Co. made by R. E. Dalton, Engineer, June 1924, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book J at page 81, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Overbrook Road, at the joint front corner of Lots 3 and 4, as shown on plat of Overbrook Land Co., and running thence along the line of Lot No. 4, S. 77-58 E. 150 feet to an iron pin on the West side of Briarcliff Drive; thence along the West side of Briarcliff Drive, N. 24-27 W. 100 feet to an iron pin; thence through Lot No. 2, N. 88-25 W. 96.8 feet to an iron pin on the East side of Overbrook Road; thence along the East side of Overbrook Road, S. 5-15 E. 3 feet to an iron pin; thence continuing along Overbrook Road, S. 8-28 W. 60 feet to the beginning corner.

This property is also shown as Lot 4 and a portion of Lot 3 on plat of property of John A. Carson made by Dalton & Neves, Engineers, July, 1948.

This is a purchase money mortgage and junior in lien to that of General Mortgage Co. recorded in Mortgage Book 874, at page 567.

Together with all and singular rights, members, hereditaments, 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.

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*Satisfied Paid in full Nov. 16, 1967.
Robert A. Bailey
Witness Leonard M. Todd
Lulce C. Monroe*

SATISFIED AND CANCELLED OF RECORD
16 DAY OF Nov. 19 67
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 5:01 O'CLOCK P. M. NO. 14269