

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1026 PAGE 369

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, B. L. ELDER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN W. MULKEY and HELEN F. MULKEY

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00 ) due and payable

\$96.66 on the 1st day of May, 1966, and a like amount on the 1st day of each successive month thereafter until paid in full, the last payment being due on March 1, 1971, the payment to be applied first to the interest and then to the principal with interest thereon from date at the rate of six 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:

those  
"ALL that certain piece<sup>s</sup>, parcel<sup>s</sup> or lot<sup>s</sup> of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lots Numbers 7, 8, 9, 11, 12 and 13 of a subdivision known as Shady Grove, as shown on a plat thereof, made by C. C. Jones, Civil Engineer, October 20, 1953, recorded in the R. M. C. Office for Greenville County in Plat Book EE at page 53. Reference to said plat is hereby craved for a fuller description.

This is the same property conveyed to me by John W. and Helen F. Mulkey by deed of even date hereof, and this is a purchase money mortgage.

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 618

SATISFIED AND CANCELLED OF RECORD

DAY OF Jan 1972  
Ollie Farnsworth

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

AT 11:46 O'CLOCK A. M. NO. 18762