

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

BOOK 1030 PAGE 49

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, A. M. Stewart

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

B. C. Givens

FILED
GREENVILLE CO. S. C.

MAY 3 2 40 PM 1966
ALLIE FARNSWORTH

(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 - - - - - Dollars (\$ 4,000.00) due and payable

as follows: \$50.00 on the 3rd day of June 1966 and \$50.00 on the 3rd day of each month thereafter for a total of 36 months when the entire balance will become due and payable

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, Dunklin Township with the following metes and bounds, to-wit: Beginning at a point on the North side of the Chapman Road, said point being approximately 105 feet East of the intersection of the Cobb Road with said Chapman Road, fronting on the Chapman Road 210 feet, the dwelling of the mortgagor to be in the center of the 210 Road frontage on said Chapman road, running back a depth of 210 feet and being 210 feet wide in the rear. This being a portion of the same tract of land purchased by the Mortgagor from the S. C. Savings Bank as Receiver by deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 148 Page 4

The said lot 210 x 210 herein being mortgaged is bounded by other lands of the mortgagor and by the said Chapman Road.

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.

*Paid and satisfied in full this 5th day of
January 1971.*

B. C. Givens

Witness V. M. Babb Jr.

Victor M. Babb

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Jan. 1971

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

AT 2:54 O'CLOCK P. M. NO. 16059