

MORTGAGE OF REAL ESTATE—Offices of ~~MANN~~ & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1030 PAGE 235

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAY 12 12 40 PM 1966

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
K.M.C.

WHEREAS,

I, Arthur L. Scifres,

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

A. H. Jones

(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 Fifty and No/100-----Dollars (\$ 1250.00) due and payable

Due and payable \$150.00 on June 10, 1966 and \$100.00 on the 10th day of each month thereafter until paid in full, with the privilege to anticipate payment at any time, said debt shall not bear interest.

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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 Second Avenue, in Conestee, and being known and designated as Lot No. 11, according to plat of Property of E. L. Craigo, recorded in Plat Book "FF", at Page 11, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of Second Avenue, at the corner of Lot No. 10, and running thence with the line of said lot, N. 56-28 W. 293.3 feet to stake; thence S. 30-06 W. 92.6 feet to stake in line of Lot No. 12; thence with line of said lot, S. 56-28 E. 251 feet to Second Avenue; thence with said Avenue, N. 58-08 E. 80.5 feet to bend; thence with said Avenue, N. 45-25 E. 19.5 feet, more or less, to the beginning.

The above is the same property conveyed to the mortgagor by the mortgagee by his deed of even date and recorded herewith.

This is a purchase money mortgage.

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.

For Satisfaction See R. E. M. Book 1091 Page 255

RECORDED AND CANCELLED BY RECORDER

30 DAY OF *April* 19*68*

Ollie Farnsworth

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

AT *4:58* CLOCK P. M. NO. *28247*