

JUL 26 10 24 AM 1966

BOOK 1036 PAGE 427

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. L. Everett, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Fox

(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 FIFTY TWO HUNDRED AND NO/100THS- - - - - Dollars (\$ 5200.00 ) due and payable \$70.90 per month commencing on the 16th day of August, 1966, and a like payment of \$70.90 on the 16th day of each month thereafter until paid in full, said payments to be applied first to interest, balance to principal

with interest thereon from date at the rate of seven 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, in Grove Township, on the Old Greenville-Piedmont Road (also known as Grove Station Road) containing 2.7 acres more or less, being the northwestern portion of a 11 acre tract conveyed to J. T. Gillespie, et al by Venie H. Clark by deed recorded in Deed Book 311 at page 314 and having, according to plat prepared by J. A. Pickens, Surveyor, on November 25, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Old Greenville-Piedmont Road (also known as Grove Station Road) at the corner of property now or formerly of Barnes and running thence along a county road S. 61 E. 5.18 chains to a fence; thence along the center of said road, S. 32 1/4 E. 1.50 chains to a bend; thence continuing along the center of said road, S. 18 3/4 E. 2.62 chains to a bend; thence S. 40 E. 3.00 chains to an iron pin (old iron pin 17 lengths from corner); thence N. 59 3/4 W. 11.29 chains to a point in the center of Old Greenville-Piedmont Road (also known as Grove Station Road) thence along said road N. 26 1/2 E. 3.25 chains to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed recorded in Deed Book 576 at page 444.

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.

SATISFIED AND CANCELED OF RECORD

7<sup>th</sup> DAY OF June 1960  
Donnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:18 O'CLOCK A. M. NO. 27560

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 119 PAGE 812