

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

AUG 17 4 13 PM 1966

BOOK 1038 PAGE 395

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH } MORTGAGE OF REAL ESTATE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LIFFORD A. WARE,

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

(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

-----One Thousand, Three Hundred & Fifty and No/100----- Dollars (\$ 1,350.00) due and payable

in six (6) equal installments of \$225.00 each, the first payment to be made six months from date and the remaining payments to be made each successive six months thereafter, with interest payments to be made in addition to the principal payments

with interest thereon from date at the rate of six per centum per annum, to be paid semi-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, known and designated as Lot No. 8 of the property of William Maxwell, as shown by plat thereof, made by C. O. Riddle, R.L.S., Jly, 1965, and recorded in Plat Book _____ at page _____ in the R.M.C. Office for Greenville County; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Maxwell Avenue at the joint front corner of Lots 7 and 8 and running thence with the northwestern side of Maxwell Avenue N. 23 - 55 E. 100 feet to an iron pin; thence N. 66 - 05 W. 200 feet to an iron pin; thence S. 15 - 46 W. 101 feet to an iron pin, rear corner of Lot 7; thence with the line of Lot 7 S. 66 - 05 E. 185.7 feet to the beginning corner.

This is the same property conveyed to me by William Maxwell by deed of even date herewith, and 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.

*Paid and satisfied in full September 13, 1969.**William Maxwell**witness George F. Townes*

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Sept 1969

Ollie Farnsworth

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

AT 9:33 O'CLOCK A. M. NO. 6385