

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 19 2 49 PM 1966

MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 493

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Richard Rodgers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 **Seven Hundred Ninety-Eight and No/100** - - - - - Dollars (\$ 798.00) due and payable

as follows: \$40.00 on September 6, 1966, and \$40.00 on the 6th day of each month thereafter until paid in full,

maturity
with interest thereon from ~~1966~~ at the rate of 7 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, Town of Fountain Inn, on Railroad Street as shown according to a Plat made for the mortgagor by Lewis C. Godsey, R.L.S., on June 9, 1954, and being more fully described according to said plat to-wit:

BEGINNING at an iron pin on the Southeastern corner of the property belonging to Greenville County School District No. 520 and on which is situated the Fountain Inn High School and running thence S. 33-34 W. 73.8 feet to an iron pin being on the edge of the right-of-way of A.C.L. Railway Company, said right-of-way extending 50 feet from the center of Railroad tracks; thence along said right-of-way S. 60-10 E. 148.3 feet to an iron pin; thence N. 29-12 E. 71.3 feet to an iron pin, said line being along the property line of formerly Lee Andrew Neely; thence turning and running N. 59-16 W. 142.3 feet to an iron pin, said line running along the property of Greenville County School District No. 520 and pin being the point of beginning.

The within described property being bounded by property of Mrs. Mamie B. Peden on the West; A.C.L. Railway right-of-way on the South; property of formerly Lee Andrew Neely on the East; and property of Greenville County School District on the North.

Said property being the larger portion of the property conveyed to the mortgagor by deed from Greenville County School District dated June 14, 1954, and being recorded in the R.M.C. Office of Greenville County in Deed Book 502, Page 13.

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 in full 5/1/68.

B. C. Givens

Witness - O. B. Givens Sr.

Eva G. Farrow

SATISFIED AND CANCELLED OF RECORD

8 DAY OF *May* 1968

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

AT *11:31* O'CLOCK *A* M. NO. *28841*