

AUG 26 11 55 AM 1966

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE F. SMITH  
MORTGAGE OF REAL ESTATE

BOOK 1039 PAGE 189

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. A. FLETCHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GARLAND J. AVERA

(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

---TWO THOUSAND ONE HUNDRED SIXTY AND NO/100--- Dollars (\$2,160.00---) due and payable

Two (2) years from the date hereof

with interest thereon from date at the rate of Six 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, on U. S. Highway No. 25 (Augusta Road) and being more fully described according to a plat of same in the name of Stella Lindley Bryson, prepared by C. O. Riddle, R.R.S. in May, 1955, and revised December 3, 1963 the same consisting of 9.01 acres, more or less, 64.8 feet x 289.8 feet x 90 feet x 288.2 feet retained by W. W. Lindley, said tract being referred to on said plat as Tract No. 1 and has accordingly the following metes and bounds, to wit:

BEGINNING at an iron pin on Augusta Road S. 27-23 E. 64.8 feet from joint front corner of Lots Nos. 2 and the aforementioned lot retained by W. W. Lindley and running thence S. 57-36 W. 289.1 feet to an iron pin; thence N. 27-23 W. 90 feet to an iron pin, the joint rear corner of Lots Nos. 2 and the lot retained by W. W. Lindley; thence S. 62-37 W. 1111 feet to an iron pin; thence S. 76-50 E. 724.7 feet to an iron pin; thence N. 45-10 E. 901.5 feet to an iron pin on Augusta Road; thence N. 27-23 E. 140 feet to the point of Beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 37 PAGE 410

SATISFIED AND CANCELLED OF RECORD  
26 DAY OF March 1976  
Bernice S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:25 O'CLOCK a. M. NO. 24535