

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1040 PAGE 365

GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Margaret L. Brown,

SEP 14 2 36 PM 1966

WHEREAS,

OLLIE FARNSWORTH
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto McElrath & Tucker, Inc.

(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 one hundred & No/100 ----- Dollars (\$ 1,100.00) due and payable

as follows: \$49.00 on October 1, 1966, and \$49.00 on the first day of each month thereafter until paid in full, each of said payments to be applied first to interest and the balance to the principal,

with interest thereon from date at the rate of (6½) per centum per annum, to be paid: monthly, as stated above

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: McElrath & Tucker, Inc., and their heirs and assigns forever:

"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.

All that certain parcel or lot of land situated on the north side of Benjamin Avenue, about one mile southward from the City of Greer, and being shown as LOT NUMBER 18, in Brookhaven, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, Page 41, R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the north side of Benjamin Avenue, Joint front corner of Lots Number 18 and 19 on said plat, and runs thence N. 10 - 55 E. 170 feet to an iron pin; thence S. 85 - 43 E. 123.4 feet to an iron pin; thence S. 2 - 50 W. 185.5 feet to an iron pin on Benjamin Avenue; thence therewith, N. 79 - 25 W. 148.4 feet to the beginning. Chick Springs Township, Greenville County, State of South Carolina.

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.

Satisfied: September 15, 1968.

Paid in full: Mc Elrath & Tucker Inc.

Oliver A. Tucker President

Frank Mc Elrath Vice President

Witness Catherine B. Perry

Colie Cohen

SATISFIED AND CANCELLED OF RECORD

31 DAY OF Jan. 19 69

Ollie Farnsworth

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

AT 4:58 O'CLOCK P. M. NO. 18145