

MORTGAGE OF REAL ESTATE - OFFICES of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 19 1 53 PM 1966
OLLIE J. SMITH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1040 PAGE 617

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, John R. Hutchens and W. H. Alford,

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

M. Lucille Anderson

(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 and No/100----- Dollars (\$ 2,000.00) due and payable

Due and payable three (3) years from date.

with interest thereon from _____ date _____ at the rate of six per centum per annum, to be paid: yearly

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, and being known and designated as part of Tract No. 2 of the Property of J. A. Simpson, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "II", at Page 20, said tract fronting 200 feet on Highway No. 20 (formerly Highway No. 29) and being 71.3 feet on the rear, being 566.9 feet, more or less, on the northern side and 527 feet, more or less, on the southern side and being all of that property conveyed to Oakvale Enterprises, Inc. by Paul M. Simpson by deed dated April 1, 1963 and recorded in the R. M. C. Office for Greenville County in Deed Book 719, at Page 373.

The above is the same property conveyed to the mortgagors by the mortgagee by her deed of even date and recorded herewith.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 128

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Oct 19 71
Ollie Jamwell

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

AT 3:27 O'CLOCK P. M. NO. 10784