

SEP 30 3 35 PM 1966

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1041 PAGE 631

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Sophie K. Boling

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. AUSTIN

(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 Three Thousand, Five Hundred Seventy-five and No/100
* * * * * (\$3,575.00) Dollars (\$3,575.00) due and payable

three (3) year from date hereof with the right to anticipate, the total balance due at any time,

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, City of Greenville, and being shown and designated as the western portion of Lot No. 1 as shown on a plat of McNeill Brothers, dated June 1952, and having according to said plat, and according to the plat of the property of Howard and Hazel Thomason, the following metes and bounds, to wit;

BEGINNING at an iron pin at the northeastern corner of the intersection of Textile Street (formerly Queen Street) and Pendleton Street, and running thence with said Pendleton Street, S 70 24 E 50 feet to an iron pin; thence N 22 0 W 386 feet to an iron pin on the southern side of Perry Avenue; thence with said Avenue; N 67 50 W 50 feet to an iron pin at the southeastern intersection of said Avenue with Textile Street; thence with said Textile Street, S 22 0 E 388.1 feet to an iron pin; 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.

Paid in full Sept. 23, 1969

W. A. Austin

Witness Robert Ferguson

H. L. Baumgardner

SATISFIED AND CANCELLED OF RECORD

23 DAY OF *Sept.* 19 *69*

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

AT *2:45* O'CLOCK *P* M. NO. *7160*