

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1045 PAGE 405

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Janet C. Padgett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto George W. Barnett and Betty S. Barnett,

(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 Five Hundred and NO/100 (\$1,500.00) Dollars (\$1,500.00) due and payable

from November 26, 1966

with interest thereon from date at the rate of (6%).06 per centum per annum, to be paid: at the rate of Three Hundred (\$300.00) Dollars per annum until paid in full.
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:

George W. Barnett and Betty S. Barnett.

"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, being known and designated as the major portion of Lot No. 23, of a revision of Section 3 of Brookwood Forest according to a plat thereof prepared by Webb Surveying & Mapping Company and recorded in the R. M. C. Office for Greenville County in Plat Book BBB, at Page 156, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Charing Cross Road, joint front corner of Lots Nos. 22 and 23, and running thence with the northern side of said road, N. 75-45 W. 54.6 feet to an iron pin; thence continuing along the northern side of said road, N. 78-24 W. 58.2 feet to a point located 15 feet S. 78-24 E. from the southwest corner of Lot No. 23; and running thence along a line through Lot No. 23 parallel with the western line of Lot No. 23, approximately N. 17-55 E. 158 feet, more or less, to a point in the rear line of Lot No. 23, which point is located 15 feet S. 72-00 E. from the northwest corner of Lot No. 23; and running thence with the rear line of Lot 23, S. 72-00 E. 105.4 feet to an iron pin at the joint corner of Lots Nos. 22 and 23; thence with the joint line of said lots, S. 15-15 W. 150.5 feet to the point of beginning.

AS a part of the consideration for this conveyance the Grantee, Janet C. Padgett, herein assumes and agrees to pay the balance due on the Mortgage given by the Grantors, George W. Barnett and Betty S. Barnett, to First Federal Savings and Loan Association, with a current outstanding balance of Fourteen Thousand One Hundred twenty-one and .04/100 (\$14,121.04) Dollars, dated June 24, 1966, and recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1034 at page 351.

THIS being the same property conveyed to George W. Barnett and Betty S. Barnett by deed of J. H. Mauldin dated June 24, 1966, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 801 at page 69.

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 35 PAGE 379

SATISFIED AND CANCELLED OF RECORD
2 DAY OF Jan. 1976
Danniel Sanderson
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:26 O'CLOCK P. M. NO. 16992