

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
NOV 20 11 43 AM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, VERNER E. MADDEN, SR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto BEN W. LEE, his heirs and assigns, forever,

(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 Three Hundred Twelve and 48/100 Dollars,-----

Dollars (\$1,312.48) due and payable

one year from date, with no interest for the first year. Interest from maturity shall be at the rate of six per cent (6%), to be computed and paid on demand.

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

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 _____

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District 8-FE, being known and designated as Lot No. 3, of Map No. 3, of the property of Woodville Heights, as recorded in the R. M. C. Office for Greenville County in Plat Book L, page 25, and having the following metes and bounds:

Beginning at an iron pin on the south side of Pendleton Road, also known as the Old Pickens Road, at the corner of Lot No. 2, which point is 144.2 feet west of the southwest corner of the intersection of Pendleton Road and the P. & N. Railway right of way, and running thence along the line of Lot No. 2, S. 4-13 E., 155.5 feet to an iron pin at the rear corner of said lot on the north side of the Southern Railway right of way; thence along the line of said right of way, S. 85-11 W., 60.3 feet to an iron pin at the rear corner of Lot No. 4; thence along line of said Lot No. 4, N. 4-12 W., 157.5 feet to an iron pin at the corner of said lot on the south side of Pendleton Road; thence along the line of said Pendleton Road, N. 87-13 E. 60.7 feet to the beginning corner.

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 and paid in full 12/2/67.
Ben W. Lee
Witness Mary E. Lee*

SATISFIED AND CANCELLED OF RECORD
17 DAY OF Jan. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:28 O'CLOCK A. M. NO. 19238