

JUN 6 11 25 AM 1967

BOOK 1047 PAGE 591

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Fred Collins, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances E. Arnold

(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 FIFTEEN THOUSAND AND NO/100THS- - - - - Dollars (\$15,000.00) due and payable in monthly installments of \$463.16 each, commencing on the 5th day of February, 1967, and a like payment on the 5th day of each month thereafter until paid in full, said payments to be applied first to interest balance to principal

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

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, being known and designated as Lot 98 on Map 3 of Sans Souci Heights recorded in the RMC Office for Greenville County in Plat Book Z at page 95 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Callahan Avenue at the joint front corner of Lots 97 and 98, and running thence with the line of Lot 97, N. 74-15 W. 110 feet to an iron pin; thence N. 27-55 E. 75 feet to an iron pin, joint rear corner of Lots 98 and 99; thence with the line of Lot 99, S. 74-15 E. 110 feet to an iron pin on Callahan Avenue; thence with said Callahan Avenue, S. 27-55 W. 75 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land on the southwestern side of Stone Avenue By-Pass from East North Street to Stone Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and consisting of Lots 1, 2, 3, and a 5 foot strip of the southeastern side of Lot 4 of Block B as shown on plat prepared by Dalton & Neves, Engineers, dated November 10, 1953, and recorded in the RMC Office for Greenville County in Plat Book S at page 9, said lots being more particularly described as follows:

BEGINNING at an iron pin on the northwestern corner of the intersection of East Avenue with Stone Avenue by-pass; thence running with East Avenue, S. 70-39 W. 54.1 feet to an iron pin at the intersection of East Avenue and East Park Avenue; thence along East Park Avenue, N. 40-15 W. 82.8 feet to a stake; thence N. 48-53 E. 49 feet, more or less, to Stone Avenue by-pass; thence with Stone Avenue by-pass S. 41-07 E. 102.8 feet to the point of beginning.

The above-described property located on Callahan Avenue is subject to a prior mortgage executed in favor of C. Douglas Wilson & Co. as shown in Real Estate Mortgage Book 561, at Page 235.

The Mortgagee agrees to release the property located on Callahan Avenue when the principal balance of this mortgage is reduced by \$7,500.00.

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 2 PAGE 389

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Sept 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:46 O'CLOCK P M. NO. 7590