

JAN 10 2 42 PM 1927

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1048 PAGE 43

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rosa Young Owens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Thirty-Five Hundred - - - - - Dollars (\$3,500.00) due and payable

One Year after date

with interest thereon from date at the rate of 7 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, now in the corporate limits of the Town of Fountain Inn, fronting on Telfair Street 200 feet, bounded by lands now or formerly of Mrs. Nora T. McDowell, C. H. Garrett Estate, now owned by Miss Iva Garrett, lands of Duke Power Company and Telfair Street, and being the same lot conveyed to the mortgagor as Rosa Young, on November 18, 1944, by deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 269, Page 378, less, however, a lot of land fronting on Telfair Street 1.47 chains, measuring 4.27 chains on the North side, being .83 links wide in the rear, and measuring 3.94 chains on the South side, which was conveyed by the mortgagor herein in a deed to J. I. Bolden and Annie Bolden, dated January 30, 1947, of record in said R. M. C. Office in Deed Book 306, Page 92. There being situate on the premises being mortgaged a frame cottage dwelling occupied by the mortgagor, formerly known as the James Martin home dwelling. Reference also being made to a deed to James Martin by the Commercial Bank on January 10, 1928, of record in said R. M. C. Office in Deed Book 72, Page 478.

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 5 PAGE 594

SATISFIED AND CANCELLED OF RECORD

1 DAY OF May 1922

Ollie Farnsworth

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

AT 11:00 O'CLOCK A M. NO. 23320