

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 20 12 47 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1048 PAGE 469

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, FRANK E. BAYNE & VIOLET U. BAYNE

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD D. HARRISON

(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

Five Hundred Thirty One and 90/100ths - - - - - Dollars (\$ 531.90) due and payable

in monthly installments of \$16.85 on the 15th day of each month, commencing on the 15th day of February, 1967 and continuing on the 15th day of each month thereafter until the entire debt is paid in full,

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

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, State of South Carolina, on the northern side of Ellendale Avenue, being triangular in shape, and being a portion of lots 31 and 32, block two on a plat of Newlands recorded in Plat Book C at page 199 of the R.M.C. Office for Greenville County, and having according to survey made by J.C. Hill, June 8, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Ellendale Avenue, which pin is 198.1 feet N. 47-35 W. from Duke Street, and running thence N. 4-20 W. 134.6 feet to an iron pin on line of other property of C.S. Porter; thence with the Porter line S. 73-50 W. 111.6 feet to an iron pin on Ellendale Avenue; thence with Ellendale Avenue S. 47-35 E. 104.4 feet to the point of beginning.

Being the same property conveyed to Harold D. Harrison by deed recorded in Deed Book 767 at Page 405 in the R.M.C. Office for Greenville County.

As part of the consideration for the foregoing conveyance the Grantee assumes and agrees to pay the outstanding balance on a mortgage from Harold D. Harrison et al to the Aiken Loan & Security Company in the principal sum of Nine Thousand One Hundred Fifty and no/100ths (\$9,150.00) dated February 15, 1965 recorded in the Mortgage Book 986 at Page 243 and having a present balance of \$ _____

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.

INDEXED AND CANCELLED OF RECORD
14th DAY OF Mar. 19 78
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:24 O'CLOCK P. M. NO. 26833

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 55 PAGE 830