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MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.
MORTGAGE OF REAL ESTATE

BOOK 1019 PAGE 17

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. O. H. Ogle,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Maddox, Jr.

(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 Two Hundred and No/100----- Dollars (\$ 1,200.00) due and payable

Due and payable one year from date with the right to anticipate at any time without penalty.

with interest thereon from _____ date at the rate of six 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, near the Town of Taylors, South Carolina on the south-easterly corner of the intersection of East Heathwood Drive and Heathwood Drive being shown as Lot No. 59 on the Plat of Heathwood as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "KK", at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of East Heathwood Drive and Heathwood Drive and running thence along the southerly side of East Heathwood Drive S. 75-29 E. 65.5 feet to an iron pin, joint front corner of Lots Nos. 58 and 59; thence along the joint line of said lots S. 9-54 W. 209.2 feet to an iron pin in line of Lot No. 60; thence with the line of Lot No. 60 N. 80-06 W. 105 feet to an iron pin on the easterly side of Heathwood Drive; thence along the easterly side of said Drive N. 9-54 E. 177.7 feet to an iron pin at the intersection of Heathwood Drive and East Heathwood Drive; thence around said intersection on a curve, the chord of which is N. 57-12 E. 54.3 feet to the point of beginning.

The mortgagee herein expressly agrees to subordinate this mortgage to any mortgage that the mortgagor herein may place on the property for the purposes of constructing a dwelling thereon, i. e., mortgagee agrees to subordinate this mortgage for a bona fide construction loan in an amount which when combined with the within purchase money mortgage shall not exceed the amount of the permanent loan commitment.

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.

Paid, satisfied and cancelled this 8th day of June 1967.
W. H. Maddox Jr.
witness - Margaret E. Loyfe

SATISFIED AND CANCELLED OF RECORD
20 DAY OF June 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:09 O'CLOCK A. M. NO. 31178