

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

BOOK 1050 PAGE 657

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
GREENVILLE CO. S. C.

FILED
FEB 24 4 14 PM 1967

WHEREAS, JOHNNY W. KNIGHT

OLLIE FARNSWORTH
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER STYLES.

(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 Thirteen Thousand Five Hundred and no/100 ----- Dollars (\$13,500.00) due and payable

on or before five (5) years from date; Mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

~~with interest at the rate of~~

~~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

Greenville, in the Town of Mauldin, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Highway 276 at corner of property sold to The Tire Exchange, Inc. and running thence with Highway 276 S. 3 E., 74.2 feet; thence S. 89-45 E. 124.9 feet; thence N. 3 W. 75 feet; thence N. 89-58 W., 118.7 feet to the point of beginning.

This Mortgage intends to and does convey all of the property conveyed to Mortgagor by deed recorded in Deed Book 805 at Page 597 less property conveyed by mortgagor by deed recorded in Deed Book 805, Page 599.

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.

Paid and satisfied Feb. 22, 1968.

*Homer Styles
Witness C. Victor Pyle*

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Feb. 1968

Ollie Farnsworth

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

AT 9:49 AM BOOK A 22289