

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

BOOK 1053 PAGE 189

MORTGAGE OF REAL ESTATE

MAR 28 4 55 PM 1967
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNOWORTH
R.M.C.

WHEREAS, I, Talmer Cordell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Company, Inc.

(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 THOUSAND AND NO/100-----
----- Dollars (\$ 5,000.00) due and payable
in full on or before 12 months from date

with interest thereon from date at the rate of 6% 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, on the Southwest side of Bertrand Terrace, near the City of Greenville, in County and State aforesaid, being shown as Lot #48 on plat of Section A of Mansfield Park, made by Piedmont Engineering Service, December, 1960, revised June, 1962, recorded in the R. M. C. Office for Greenville County in Plat Book XX, page 53, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Bertrand Terrace at joint front corner of Lots 47 and 48 and running thence along the line of Lot 47 S. 73-00 W. 136 feet to an iron pin; thence S. 4-26 W. 118.7 feet to an iron pin; thence with the line of Lot 49 N. 68-05 E. 180 feet to an iron pin; thence with the Curve of Bertrand Terrace (the chord being N. 17-09 W. 95 feet) to the beginning corner.

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 in full this 26th day of March 1970
Frank Ulmer Lumber Co, Inc.
By: Frank A. Ulmer, Sec. Treas.*

Witness

H. Samuel Stowell

SATISFIED AND CANCELLED OF RECORD

1st DAY OF *April* 19 *70*
Willie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:18* O'CLOCK *A.* M. NO. *21409*