

MAR 29 3 19 PM 1967

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

BOOK 1053 PAGE 285

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK M. HAMILTON AND SARAH N. HAMILTON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM D. HARNED

(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

Twelve Thousand Eight Hundred Forty-One And 82/100ths - - - - Dollars (\$ 12,841.82) due and payable as set forth in said note.

due

with interest thereon from/ date at the rate of six (6) per centum per annum, to be paid: quarterly.

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, City of Greenville, designated as Lot # 36 on a plat of Knollwood, prepared by Pickell & Pickell, Engineers, May, 1953, the same being recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 35 and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Sunset Drive at the joint front corner of Lots # 36 and 37, and running thence along the line of Lot # 37, S. 54-46 E. 180 feet to an iron pin; thence along the rear of Lot # 36, S. 35-14 W. 111 feet to an iron pin; thence still along the rear of Lot # 36, S. 71-23 W. 73.4 feet to an iron pin; thence along the line of Lot # 35, N. 19-56 W. 190 feet to an iron pin on the Southeastern side of Sunset Drive; thence with the curve of Sunset Drive N. 52-36 E. 65.4 feet to the point of beginning.

It is understood that this mortgage is junior to a certain mortgage in favor of General Mortgage Co. recorded in the R. M. C. Office for Greenville County in Mortgage Book 613 at Page 243.

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 8th day of
January 1968.
W. D. Harned
same as William D. Harned
Witness William L. Bouton*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Sept. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:35 O'CLOCK P. M. NO. 7910