

APR 20 10 49 PM 1967

BOOK 1055 PAGE 309

MORTGAGE OF REAL ESTATE—Offices of W. W. WILKINS, ^{OLLIE FARNSWORTH} Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, H. J. Martin and Joe O. Charping

WHEREAS, We, H. J. Martin and Joe O. Charping
(hereinafter referred to as Mortgagor) is well and truly indebted unto Construction Advance Corporation

(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 Dollars (\$ 13,000.00) due and payable on demand

with interest thereon from date at the rate of payable on demand per centum per annum, all interest not paid when due to bear interest at same rate as principal of the amount advanced

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, Construction Advance Corporation,

All that lot of land in Greenville County, South Carolina, on the eastern side of Brook Glenn Road near the Town of Taylors, being shown as Lot 104 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at page 85, and described as follows:

Beginning at an iron pin on the eastern side of Brook Glenn Road, at the joint front corner of Lots 103 and 104, and running thence with lot 103, N. 60-17 E. 150 feet to an iron pin at the joint rear corner of Lots 103 and 104; thence with the rear lines of Lots 116 and 115, S. 29-43 E. 110 feet to an iron pin at the joint rear corner of Lots 104 and 105; thence with Lot 105, S. 60-17 W. 150 feet to an iron pin on Brook Glenn Road; thence with said road N. 29-43 W. 110 feet to the point of beginning.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

*State of South Carolina
County of Greenville*

The debt secured by the within mortgage having been paid in full, the said mortgage is hereby declared fully satisfied and the lien thereof forever discharged.

In witness whereof Construction Advance Corporation has executed this satisfaction in its name under its seal this 20th day of July 1967.

*Construction Advance Corporation
O. S. Aiken Vice President*

*Signed, sealed and Delivered in presence
of: M. C. Sapp
Betty Gail Sealey*

SATISFIED AND CANCELLED OF RECORD
21 DAY OF July 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:20 O'CLOCK P M. NO. 2532