

APR 27 11 31 AM 1967

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

BOOK 1056 PAGE 63

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, W. H. Alford,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hugh Thomas Goldsmith

(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

Four Thousand Five Hundred and No/100-----Dollars (\$ 4,500.00) due and payable
Due and payable as follows: \$500.00 on or before January 1, 1968 and \$500.00 each six months thereafter until paid in full together with interest on the unpaid balance at 5 1/2% from September 1, 1967 to be paid every six (6) months together with the principal payment with the right to anticipate the payment of the entire balance at any time without penalty.

with interest thereon from September 1, 1967 at the rate of 5 1/2 per centum per annum, to be paid: semi-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, containing 50.5 acres, more or less, and being shown as the Property of W. H. Alford according to plat recorded in the R. M. C. Office for Greenville County in Plat Book PPP, at Page 101, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the approximate center of Howard Road, said pin being approximately 150 feet north of the intersection of Howard Road and Goldsmith Drive and running thence with the common line of the within property and that now or formerly of Brown and Goldsmith S. 65-09 E. 688 feet to an old iron pin; thence continuing with the Goldsmith line S. 63-49 E. 887.6 feet to a stone and an iron pin; thence continuing with the Goldsmith line N. 25-08 E. 989.8 feet to an iron pin; thence continuing with the common line of property now or formerly of Babb S. 64-44 E. 955.2 feet to an iron pin in the approximate center of a dirt road; thence continuing down the center of said dirt road S. 24-00 W. 1000 feet to an iron pin; thence with the line of property now or formerly of Bryson N. 64-55 W. 483.1 feet to a point; thence continuing with the Bryson line S. 59-15 W. 1435 feet to an iron pin; thence across Speedway Drive N. 13-30 W. 368.8 feet to an iron pin on the northern side of Speedway Drive; thence continuing N. 25-30 W. 516 feet to an iron pin; thence across Howard Road N. 35-00 W. 350 feet to an iron pin; thence N. 13-00 W. 528 feet to an iron pin in the approximate center of Howard Road, the point of beginning.

This being the same property conveyed to the mortgagor by the mortgagee to be recorded and of even date herewith.

Mortgagor is hereby granted the right to a release clause, and the owner-mortgagee does herein agree to release any of the within described property at any time within the life of this mortgage for an agreed price of \$250.00 per acre of that property sought to be released.

It is further agreed that the mortgagee hereby acknowledges that all claims that are filed against the Estate of Vessie Goldsmith which is now being probated in the Probate Court for Greenville County shall be deducted from the amount of the note which this mortgage secures.

The owner-mortgagee does hereby agree to release without compensation any roads to be cut on this property from the lien of this mortgage.

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 and satisfied in full this 15th day of November 1967.
Hugh Thomas Goldsmith
Witness Barbara P. Blanton
Rebecca A. Daniel*

SATISFIED AND CANCELLED OF RECORD

15 DAY OF NOV. 1967

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:58 O'CLOCK P. M. NO. 14157

See Deed Book 815 Page 636 Deed to Greenville County & Speed Dist #520