

T-1306

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

BOOK 1056 PAGE 651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE S.C.
MAY 8 2 52 PM 1971
OLLIE FARMER WITH

WHEREAS, L. R. JONES and MARY P. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH E. TAKKEN and ELEANOR TAKKEN

(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 Thirty Five Hundred and no/100 -----

Dollars (\$ 3500.00) due and payable \$1000.00 per annum beginning one year from date and a like amount each year thereafter until paid in full, Mortgagors reserving the right of anticipating the entire balance, or any part thereof, at any time, without penalty.

with interest thereon from date at the rate of Six % 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, Cleveland Township, containing 32.14 acres, more or less and having according to a Plat of the property of J. L. Johnson, recorded in the R. M. C. Office for Greenville County in Plat Book CC, Page 125, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a road at the corner of the property herein conveyed and the joint corner of lots 4 and 5 as shown on said plat and running thence with the rear line of lots 5 through 10, S. 49-15 W., 1565.2 feet to a point in the line of property now or formerly of Potts; thence N. 13-30 W., 974 feet to a point in the line of property now or formerly of Saluda Land & Lumber Company, thence N. 40-50 E., 825 feet to a point; thence N. 50-30 E., 546 feet to a point in the center of a road; thence with the center of said road, the following courses and distances; S. 3-50 E., 165 feet; S. 50-15 E., 62 feet; S. 25-15 E., 132 feet; S. 45 E., 48 feet; S. 17-20 E., 103 feet; S. 14-30 E., 110 feet; S. 37 E., 92 feet; S. 48-10 E., 165 feet and S. 36 E., 130 feet to the point of beginning.

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.

For satisfaction to this mortgage see Satisfaction Book 1 Page 325.

SATISFIED AND CANCELLED OF RECORD

19 DAY OF July 19 71
Ollie Farmer with

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:04 O'CLOCK P M. NO. 1827