

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

MAY 22 2 43 PM 1967

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OLLIE FANNING SMITH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1058 PAGE 209

WHEREAS, Tom Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards

(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 NINE HUNDRED ONE AND 90/100THS-

----- Dollars (\$ 901.90) due and payable

in monthly installments of \$40.00 each commencing on the 18th day of June, 1967, and a like payment on the 18th day of each month thereafter until paid in full, said payments to be applied first to interest, balance to principal

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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, in Chick Springs Township, being shown as Lots 17 and 18 on plat of property of Sara E. Adams, situate on the southern side of the Southern Railway right-of-way near Taylors and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on a proposed 30-foot wide street at the corner of Lots 16 and 17 on plat of property of H. B. Raines; thence with said line, S. 12-15 E. 128.7 feet to the corner of Lots 18 and 19; thence S. 85-00 E. 172.2 feet to an iron pin on a proposed 30-foot wide street; thence with the westerly edge of said street as the line, N. 5-00 W. 125.7 feet to the beginning point.

This being a part of the estate of Alfred Taylor, the same conveyed to the mortgagor herein by Alfred G. Taylor, Executor, on the 15th day of September, 1913, by deed recorded in the RMC Office for Greenville County in Deed Book 23 at page 139.

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.

SATISFIED AND CANCELLED OF RECORD

16th DAY OF June 19 89

Janice S. Taylor

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

12:59 O'CLOCK P. M. NO. 26226

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 1147 PAGE 284