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BOOK 1060 PAGE 360

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

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lucile Trussell, William Garraux and Robert Garraux

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Trust Deed

(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 TWENTY FIVE HUNDRED AND NO/100ths- - - - -

----- Dollars (\$ 2500.00) due and payable
\$50.00 on the 12th day of each month commencing July 12, 1967, said payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all at any time after one year

with interest thereon from date at the rate of 6-1/2% 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 Greenville Township, consisting of 1/3 of an acre, more or less, and being Lot 3 of the subdivision of lands of John Burdine, deceased, and having the following metes and bounds, to-wit:

BEGINNING at a stake on Hampton Avenue (formerly West Street) at the corner of a lot formerly owned by L. L. Barr and running thence with Hampton Avenue, S. 42 E. 83.04 feet to the corner of Lot 2, formerly owned by T. G. Wall; thence with the line of said lot, S. 41-31 W. 225.5 feet to the corner of Lot 2; thence N. 49-30 W. 82.5 feet to corner of lot formerly owned by L. L. Barr; thence with the line of said lot, N. 40-30 E. 236.5 feet to the beginning corner.

The above described property is the same conveyed to us by deeds recorded in the RMC Office for Greenville County in Deed Book 572 at page 378 and Deed Book 685 at page 417.

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 Sept. 23, 1970.
C. E. Robinson Jr. as Trustee under B. M. McGee Trust Deed*

*Witness Katherine Hahn
Marjorie H. Alverson*

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Sept 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:42 O'CLOCK A. M. NO. 7579