

Return to Wm D. Richardson, Box 10081, Greenville

Prepared by H.F. Partee, Attorney at Law, Greenville, S.C.

GREENVILLE CO. S. C.

BOOK 1063 PAGE 635

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 18 3 45 PM 1967 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. NEWORTH
R.M.C.

WHEREAS, I, William L. Hunter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wm. R. Timmons, Jr.

(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 Seventeen Thousand Four Hundred Sixty-four and 98/100----- Dollars (\$ 17,464.98) due and payable

beginning January 1, 1977, in equal monthly installments of \$215.00 until paid in full, with interest at the rate of six percent. From August 1, 1967, until January 1, 1977, interest will be computed on the entire unpaid balance at the rate of six per cent and paid monthly, with no payment to principle until January 1, 1977.

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

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 96 and Eastern half of Lot 97 of a subdivision known as Vista Hills, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book P at Page 149, and having the following metes and bounds, to wit:

BEGINNING at a point at the Northwestern intersection of Wayne Street with Ashford Avenue and running thence S 62-12 W 75 feet to a point at the joint front corner of Lots 96 and 97; thence S 53-43 W 37.5 feet to a point, said point being 37.5 feet Northeast of the joint front corner of Lots 97 and 98; thence N 40-10 W 172.7 feet to a point in the center of a 15-foot alley; thence with the center of said 15-foot alley N 42-42 E 157.5 feet to a point on the Western side of Wayne Street; thence with the Western side of Wayne Street S 27-48 E 215 feet to the point of beginning.

This mortgage is expressly made second to that certain mortgage from William R. Timmons, Jr. to Canal Insurance Co. recorded in the Office of the R.M.C. for Greenville County in R.E.M. Book 660, page 245.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 6 PAGE 399

SATISFIED AND CANCELLED BY DEPOSIT
5th DAY OF April 1972
Ollie F. Neworth
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 3:49 O'CLOCK P M. NO. 26832