

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 9 2 38 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1066

47

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ansel G. McCuen and Elizabeth D. McCuen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luther L. Ross

(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

Two Thousand One Hundred Twenty-one and 35/100 Dollars (\$2,121.35) due and payable

Payable in fifty-two payments at \$40.00 each and one payment at \$40.98 with the first payment to be due on October 4, 1967 and continuing each month thereafter on the 4th day until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Oaklawn Township, and having the following metes and bounds to wit:

Beginning at a bolt in Richey Road and running thence N 48-0 W 57.2 feet to an iron pin; thence N 4-26 E 132.8 feet to an iron pin; thence N 31-36 E 219.4 feet to an iron pin; thence S 85-44 E 203.1 feet to a bolt in Richey Road; thence running along Richey Road S 39-51 W 445.4 feet to bolt in Richey Road, the point of beginning.

This being a portion of the same land as conveyed to Luther L. Ross by deed of B. Inman Master for Greenville County for will of J. E. Washington dated February 5, 1940 and recorded in Office of R.M.C. for Greenville County in Book L, Page 22.

This conveyance being according to survey and plat as made by Carolina Engineering & Surveying Company dated July 11, 1967.

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 Release A/W. to Duke Power Co. See Book 863 Page 291

GREENVILLE COUNTY, SOUTH CAROLINA
RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS
GREENVILLE COUNTY, SOUTH CAROLINA
AUG 9 1967