

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1069 PAGE 609

MORTGAGE OF REAL ESTATE

SEP 20 12 47 PM 1967

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, We, WILLIAM S. MITCHELL and JOYCE D. MITCHELL,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES COOLEY

(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 Five Hundred and No/100----- Dollars (\$ 2,500.00) due and payable

\$18.64 on the 15th day of each month commencing October 15, 1967. Payments to be applied first to interest, balance to principal. Balance due 20 years after date, with privilege to anticipate part or all at any time

with interest thereon from date at the rate of 6½ 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 Mortgagee 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, known and designated as Lots Nos. 19 and 20 according to plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP, at page 65, made by F. E. Ragsdale, R.L.S., 1962, and according to a more recent plat made by J. Mac Richardson, January 12, 1967, recorded in the RMC Office for Greenville County in Plat Book QQQ, at page 169. According to said plats the property is more fully described as follows:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 20 and 21 and running thence along the joint line of said lots S. 20-39 W. 153.7 feet to an iron pin; thence N. 61-30 W. 159.8 feet to an iron pin on Woodlawn Drive; thence N. 3-37 E. 137.3 feet to an iron pin on Woodlawn Drive and county road; thence S. 69-21 E. 199.1 feet along the said road to the point of beginning.

This mortgage is junior to a mortgage of even date herewith in the amount of \$2,500.00 to Saluda Valley Federal Savings & Loan Association.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ASSIGNMENT

FOR VALUE RECEIVED, I do hereby assign, transfer and set over to James R. Mann, Attorney, the within mortgage and the note which it secures, without recourse, this 15th day of September, 1967.

Witnesses
Theresa J. Cooper
W. Allen Reep
James Cooley

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.