

FILED
GREENVILLE CO. S. C.

BOOK 1073 PAGE 43

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 10 2 10 PM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARRSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, CLEVELAND MARTIN

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

Watkins-Arnold & Sheppard Mortuary

(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 Four Hundred Thirty Nine and Fifteen Cents

Dollars (\$ 439.15) due and payable

in equal monthly installments of Twenty Five Dollars Each Commencing the 15th day of November, 1967 and each consecutive month thereafter until paid in full with interest at the rate of six percent per annum the payment to be first applied to interest and then to principal with the privilege of acceleration.

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

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

ALL THAT certain piece, parcel or lot of land situate in the County and State aforesaid seven and one-half miles from the City of Greenville, on the Piedmont Road, and having the following metes and bounds, to-wit:

BEGINNING at a stone 3X and running thence N. 51-27 W., 427 feet to a stone; thence S. 51-30 W., 265 feet to a stake; thence S. 58-30 E., 180 feet to a stake; thence S. 88-53 E., 390 feet, more or less, to the beginning corner, containing 1.65 acres, more or less, and being identically the same property conveyed to School District 4C by Deed recorded in Deed Book 27 at Page 594.

ALSO All that certain piece, parcel or lot of land containing two acres more or less, situate in the County and State aforesaid, lying on both sides of the C & G Railroad and both sides of the public road leading from Piedmont to Greenville about halfway between the 8 and 7 miles post from Greenville on said road, adjoining lands of J. J. Cleveland, et al. Beginning on a stone 3 X by the aforesaid public road; thence S. 51½ W., 6.50 to a stone 3X; thence S. 50-¾ E. 6.40 to stone x3, across the railroad; thence N. 0-15 W., 8.00 to the beginning corner and being the same property conveyed to School District 4C by deed recorded in Deed Book EEE at Page 447. Also, being the same property conveyed to grantor herein by Greenville County School District by deed dated November 23, 1960, and recorded in the RMC Office for Greenville County in Deed Book 4 page 48.

The Deed to the property mentioned above from Cora Lee Queen to Cleveland Martin dated August 1, 1964 is yet to be recorded, the same being subject to a First Lien from Cleveland Martin to Cora Lee Queen.

It is understood by the parties concerned that this Mortgage is a Second Mortgage.

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 SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 19 PAGE 744

EXTENDED AND CANCELLED BY ORDER OF
8
Nov. 1973
AT 2:57 O'CLOCK P. M. NO. 12601