

FEB 1 12 44 PM 1968

BOOK 1083 PAGE 61

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Posie Harris, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs And Assigns,

(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 Seven Hundred Dollars (\$ 2,700.00) due and payable in installments of Fifty Dollars (\$50.00) per month until paid in Full at Six Percent (6%) per annum, with the payments to be applied first to Interest and then to Principal, with the privilege of acceleration, commencing March 2, 1968, and each consecutive month thereafter until paid in full.

with interest thereon from date at the rate of Six 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 Gantt Township, known and designated as Lot Number 31, Driver Street, on a Plat of the property of William Maxwell by C. O. Riddle, dated September, 1966, noted in Plat Book QQQ at Page 37, Office of the R. M. C. for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin, joint corner of Lots Number 30 and Number 31 on the East side of Driver Street, and running N. 19-55 E., 153.28 feet along line of division of Lots Number 30 and Number 31 to an iron pin; thence S. 69-40 E., 95 feet to an iron pin; thence S. 19-55 W., 152.61 feet along the line of division of Lots Number 31 and Number 32 to an iron pin on the East side of Driver Avenue; thence along Driver Avenue N. 70-05 W., 95 feet to the point of beginning.

THIS property is subject to Building Restrictions and Protective Covenants as noted in Deed Volume 818 at Page 502.

THIS property is shown on the Books of the Auditor for Greenville as being in Tax District 156-1.4-1-176.

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.

Paid and satisfied 6/23/71.
William Maxwell
Witness George F. Townes

SATISFIED AND CANCELLED OF RECORD

30 DAY OF June 19 71
Ellie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:16 O'CLOCK A. M. NO. 32050