

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 6 3 49 PM 1968

BOOK 1085 PAGE 575

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James O. Simpson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. A. Parnell, his heirs and assigns forever,

(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 Thirty Three Hundred and No/100 Dollars (\$ 3300.00) due and payable

in three years from date.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually

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, Chick Springs Township, about one mile West from the Town limits of Greer, and situated on the South side of the U. S. Super Highway No. 29, a short distance East of intersection of Sandy Flat Road with said Super Highway, and being known and designated as Lot No. 2 and a portion of Lot No. 1, as shown on Plat indicated as W. H. Groce Property, plat made by H. S. Brockman, surveyor, Dec. 3. 1947, and so described as follows:

BEGINNING at an iron pin on Southern edge of right of way of Super Highway and on Western intersection of a 15 foot alley driveway, and running thence with Southern edge of said Super Highway, S. 67-45 W. 83 feet to stake; thence through Lot No. 1, S. 22-15 E. 37 feet, more or less, to stake; thence with original line of Lot No. 22, S. 72-10 E. 84 feet, more or less, to an iron pin; thence S. 12-00 W. 10.4 feet to an iron pin; thence N. 67-45 E. 24.5 feet to an iron pin on Western edge of said alley or driveway; thence with Western edge of said driveway, N. 22-15 W. 100 feet to iron pin, point of beginning.

Mortgagee conveys to Mortgagor One Rochola Musix Box, Four Tables (square) and Four Booths.

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 in full by checks by James O. Simpson
Date

M. A. Parnell
Witness Fred Self

SATISFIED AND CANCELLED OF RECORD

6 DAY OF March 1968

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

AT 11:36 O'CLOCK A. M. NO. 1032