

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MAR 15 4 10 PM 1968

BOOK 1086 PAGE 469

CELLIERS MORTGAGE OF REAL ESTATE
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. F. CATO, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM T. HESTER

(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 Three Thousand Three Hundred Ten and No/100----- Dollars (\$ 3,310.00) due and payable

one (1) year 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 tract of land containing 2.77 acres, more or less, lying on the Western side of the White Horse Road, Paris Mountain Township, Greenville County, S. C., being shown on a Plat of the Property of William T. Hester, made by C. O. Riddle, RLS, dated March 14, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book XXX, page 63, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of White Horse Road at the corner of property owned by C. F. Cato, and running thence along Cato's line, S. 58-11 W., 155.5 feet to an iron pin; thence S. 1-05 W., 359.4 feet to an iron pin; thence along the line of property now or formerly owned by Janie L. Farr, N. 35-30 W., 546.8 feet to an iron pin; thence a new line through property of William T. Hester, N. 58-58 E., 362.2 feet to an iron pin on White Horse Road; thence along the edge of the right of way of White Horse Road, S. 37-30 E., 240 feet to an iron pin, the beginning corner.

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 and satisfied

1/15/70

William T. Hester

RECORDED AND CANCELED BY REC'D
DAY OF *APRIL* 1970
W. T. Hester
R.M.C. FOR GREENVILLE COUNTY, S.C.
1/100 0/100 1/100

*W.T.
R.C. Young*