

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 27 4 39 PM 1968

BOOK 1087 PAGE 519

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Frank B. Snyder and Zellie R. Snyder

(hereinafter referred to as Mortgagor) is well and truly indebted unto Willard A. Patton

(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 Five Thousand Dollars and No/100-----

Dollars (\$ 5,000.00) due and payable

Sixty Six and 32/100 (\$66.32) Dollars on the first day of May and Sixty Six and 32/100 (\$66.32) Dollars on the first day of each month thereafter until paid in full. Payments to be applied first to interest, balance to principal.

with interest thereon from date at the rate of 6 1/4 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, State of South Carolina, near the City of Greenville, in Gantt Township, being shown as Lot No. 33 and a portion of Lots Nos. 34, 35, and 36 of property of Eliza T. Looper as shown by plat thereof prepared by R. E. Dalton and recorded in Plat Book H at Page 159 and also Plat Book AA at Page 107, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Keith Avenue at the joint front corner of Lots Nos. 33 and 32, said iron pin being 206.8 feet south of the southeastern intersection of Keith Avenue and Wilson Street and running thence with the line of Lot No. 32, N. 71-20 E. 151 feet to an iron pin at the joint rear corner of Lots Nos. 32 and 40; thence with Lot No. 40, N. 15-42 W. 56.4 feet to an iron pin at joint rear corner of Lots Nos. 40 and 33; thence continuing with Lot No. 40, N. 71-20 E. 41.1 feet to an iron pin at the rear corner of Lot No. 37; thence with Lot No. 37, N. 18-40 W. 25 feet to a point; thence across Lots Nos. 36, 34 and 35 in a line parallel with line of Lot No. 13, S. 71-20 W. 162.75 feet to an iron pin on the eastern side of Keith Avenue; thence with Keith Avenue S. 22-00 E. 81.5 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 8/14/68
Willard Patton
Witness Frank B. Snyder*

*9 Sept. 68
Ollie Farnsworth
11:31 A 5984*