

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE—Office of PYLE & PYLE, Attorneys at Law, Greenville, S. C.  
T-712

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 27 10 14 AM 1968

BOOK 1096 PAGE 193

MORTGAGE OF REAL ESTATE

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

WHEREAS, RUFUS RAIDEN, SR.

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

MARY ANN (S) BARBRE

(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 Forty Two Hundred Twenty Five and no/100

Dollars (\$4225.00) due and payable

\$45.00 per month beginning August 1, 1968, and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of  $6\frac{1}{2}\%$  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, on the West side of Ledbetter Street, near the City of Greenville, being shown as Lot 25 of the property of J. R. West, made by Dalton & Neves, Engineers, December 1939, recorded in the R. M. C. Office in Plat Book "D" Page 312, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Ledbetter Street, corner of Lot No. 24, and running thence with the line of said lot, S. 73-10 W., 130 feet to iron pin in rear line of Lot No. 44; thence with line of said lot, N. 16-50 W., 67.5 feet to an iron pin, corner of Lot No. 26; thence with the line of said lot, N. 73-10 E., 130 feet to iron pin on Ledbetter Street; thence with the West side of Ledbetter Street, S. 16-50 E., 67.5 feet to the beginning corner.

THIS IS A PURCHASE MONEY 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.

REGISTERED AND CANCELLED OF RECORD  
117  
DATE OF CANCELLATION 77  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 7:00 O'CLOCK 4 A. M. NO. 5571

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 67 PAGE 206