

JUL 24 4 23 PM 1968

BOOK 1098 PAGE 303

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R.M.C.

To All Whom These Presents May Concern:

Whereas: **JAMES KALATGES, INC.**, a corporation, by its duly authorized officers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **E. L. JONES & SONS, INC.**, a corporation, its successors 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 ----- **Six Thousand, Two Hundred and No/100** ----- Dollars (\$6,200.00) due and payable **\$250.00 per month with the first payment due on July 1, 1968 and the remaining payments due on the first day of each month thereafter with payments applied first to interest, balance to principal, with the entire note being paid and satisfied on or before June 30, 1970, with right to anticipate any and all payments without penalty.**

with interest thereon from date at the rate of **Six (6%)** 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, City of Greenville, on the south-eastern side of Wade Hampton Boulevard, U. S. Highway Number 29, and having the following metes and bounds, to-wit:**

**BEGINNING at a point on the southeastern side of Wade Hampton Boulevard at the joint front corner of this lot being conveyed and the property now or formerly belonging to Wm. R. Timmons, Jr. and W. T. Patrick and running thence with the southeastern side of Wade Hampton Boulevard N. 52-30 E. 46 feet to a point at the joint front corner of this lot being conveyed and the property now or formerly belonging to Greenville Auto Sales, Inc.; thence S. 37-34 E. 329 feet to a point at the joint rear corner of this lot being conveyed and the said Greenville Auto Sales, Inc. Property; thence S. 83-45 W. 53.82 feet to a point at the joint rear corner of this lot being conveyed and the said Wm. R. Timmons, Jr. and W. T. Patrick Property; thence N. 37-34 W. 301.1 feet to a point on the southeastern side of Wade Hampton Boulevard at the point of BEGINNING.**

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 13 PAGE 21

SATISFIED AND CANCELLED OF RECORD  
10 DAY OF Jan 1973  
Debbie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:10 O'CLOCK P M. 1973