

FILED
GREENVILLE CO. S. C.

BOOK 1099 PAGE 161

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 1 10 15 AM 1968

MORTGAGE OF REAL ESTATE

OLLIE FARRNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MITCHELL L. FLYNN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HUGH B. CROXTON and H. CALDWELL HARPER,

(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

-----TEN THOUSAND AND NO/100 -----Dollars (\$10,000.00) due and payable
\$2,500.00 on July 31, 1969; \$2,500.00 on July 31, 1970; \$2,500.00 on July 31, 1971; and
\$2,500.00 on July 31, 1972,

Payment of all or any part of the indebtedness secured hereby may be anticipated at any time without penalty.

with interest thereon from date at the rate of 6.5 per centum per annum, to be paid: semi-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, in Huntington Subdivision, and designated as Lot 39 on a Plat of Huntington prepared by Piedmont Engineers and Architects, and recorded in the R. M. C. Office for Greenville County, in Plat Book WWW, at Page 23, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Huntington Road, Southeast corner of Huntington Road and Stratton Place, and running N 22 - 20 E a distance of 32.7 feet to a point on the South side of Stratton Place; thence turning and running along the South side of Stratton Place N 71 - 38 E a distance of 220.6 feet to a point; thence turning and running N 76 - 54 E a distance of 97.6 feet to a point; thence turning and running N 83 - 16 E a distance of 84.1 feet to a point at the joint corner of Lots 39 and 47; thence turning and running S 5 - 00 E a distance of 255.7 feet to a point on the Western boundary of Lot 47; thence turning and running S 84 - 54 W a distance of 362.5 feet to a point on the Eastern side of Huntington Road, joint corner of Lots 39 and 40; thence turning and running along the Eastern side of said Huntington Road N 15 - 41 W a distance of 35.45 feet to a point; thence turning and running N 21 - 57 W a distance of 105.8 feet to a point; thence turning and running N 26 - 58 W a distance of 28.5 feet to the POINT OF BEGINNING, this being the same property acquired by Mortgagor by Deed of Hugh B. Croxton and H. Caldwell Harper, dated July 31, 1968, and of record in the R. M. C. Office for Greenville County, South Carolina.

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.

*Satisfied in full
Date: 10/15/1980
Signed: H. Caldwell Harper
Hugh B. Croxton
Witness: Anthony P. Rogers
Ollie Farrnsworth*

REGISTERED AND CANCELLED OF RECORD
10 DAY OF Oct 1971
OLLIE FARRNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:00 O'CLOCK P. M. 10/15/68