

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

BOOK 1099 PAGE 469

MORTGAGE OF REAL ESTATE

AUG 7 11 42 AM 1968

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Jimmy S. Upton and Barbara S. Upton,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruby Stepp Crook, her heirs and assigns forever,

(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

Fifteen Hundred Ninety-Six Dollars (\$1596.00) due and payable

in monthly installments of Sixty Six and Twenty-Five/100 (\$66.25) Dollars each. Said payments to begin one month from date and continue each and every month thereafter until paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: after maturity

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 Chick Springs Township, in the

City of Greer, lying on the southside of Bearden Street and on the West side of Earle Street, being a portion of the J. H. Payne property, having a frontage of 66 feet on Bearden Street, with a depth of 117.6 feet on Earle Street, and being duly recorded in the Office of R. M. C. for Greenville County in Deed Book \_\_\_\_\_, at page \_\_\_\_.

This being a second mortgage. Subsequent to first mortgage to Citizens Building & Loan Assoc.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 11 PAGE 201

SATISFIED AND CANCELLED OF RECORD  
DAY OF \_\_\_\_\_ 1968  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11 O'CLOCK \_\_\_\_\_