

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1106 PAGE 535

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 21 2 57 PM 1967

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. L. KNIGHT

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

(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 Three Hundred Fifty Two and 50/100-----

-----Dollars (\$ 6,352.50) due and payable in four equal, annual installments beginning one year from date, the entire balance due and payable on or before four years from date

with interest thereon from date at the rate of six per centum per annum, to be paid 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, Saluda Township, known as the Burns Place and the Love Place, mentioned in Item 11 of the Will of James Milton Langley, supposed to contain one hundred (100) acres, but by actual survey of W. A. Hester on January 8, 1926, shown to contain 86.45 acres and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of an unnamed road at the corner of the property herein conveyed and other property of Grantor and running thence N. 33 1/2 W., 10.90 chains to R. O.; thence N. 24 W., 1.52 chains to a stone; thence N. 1 E., 20.90 chains to a stone; thence N. 13 W., 5.60 chains to a post oak in line of property now or formerly of Finley; thence with the line of said property S. 84 W., 35.17 chains to a stone at the corner of property now or formerly of Boswell; thence with the Boswell line S. 43 E., 15.10 chains to a stone; thence S. 81 E., 8 chains to a stone; thence S. 16 E., 14.80 chains to a Black Gum; thence S. 59 E., 4.10 chains to a dogwood on road; thence with said road the following courses and distances: S. 87 E., 1.50 chains; N. 76 1/2 E., 4.82 chains; N. 60 1/2 E., 2 chains; S. 78 E., 1.86 chains; S. 34 E., 3.50 chains; S. 43 3/4 E., 3.10 chains; and S. 55 1/2 E., 2.64 chains, to the point of beginning.

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.

*Paid & satisfied this 25th day of September 1967.
Homer Styles
Witness Dorothy G. Laney*

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Oct. 1967

Chloe Farnsworth
S. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:12 O'CLOCK A. M. NO. 7748

for release of this to Public Power Co. See Book 872 Page 412.