

MORTGAGE OF REAL ESTATE—Office of Greenville County Recorder, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 23 11 27 AM 1970

BOOK 1107 PAGE 37

MORTGAGE OF REAL ESTATE

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

WHEREAS, JAMES P. MOORE and OTIS P. MOORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. DOUGLAS WILSON & CO.

(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 Twenty Thousand Four Hundred and No/100 Dollars (\$20,400.00) due and payable

to be paid on demand,

with interest thereon from date at the rate of seven per centum per annum, to be paid monthly, beginning six months after date of note,

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

ALL that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot 82 of Brookforest Subdivision, as shown by plat made by C. C. Jones & Associates, recorded in the R.M.C. Office for Greenville County in Plat Book 55 at Page 167, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Fairmont Avenue at the corner of Lot 71 and running thence with the eastern side of Fairmont Avenue S. 28-18 W. 39 feet to a pin; thence still with Fairmont Avenue S. 27-13 W. 41 feet to a pin, corner of Lot 81; thence S. 62-47 E. 146.6 feet to a pin in the line of Lot 75; thence N. 41-07 E. 26.2 feet to a pin at the rear corner of Lot 72; thence N. 5-38 W. 59.6 feet to a pin at the rear corner of Lot 71; thence N. 62-47 W. 120 feet to the beginning corner.

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 in full this 16 Day of Jan. 19 70

C. DOUGLAS WILSON & CO.

By: Thomas G. Hauser Jr. Vice President

In the presence of: Nancy W. Merritt
Von Nell B. Bell

SATISFIED AND CANCELLED OF RECORD

20 Jan. 19 70
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:15 O'CLOCK P. M. NO. 16286