

FEB 14 2 39 PM 1969

BOOK 1117 PAGE 221

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE HARTSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ERNEST C. CAPELL & ALICE M. CAPELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY

(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 One Thousand Seven Hundred Eighty-one and 28/100-----

Dollars (\$1,781.28) due and payable in 36 monthly installments in the sum of \$49.48 each, commencing 45 days from the date hereof and continuing each and every 30 days thereafter for a total of 36 months,

with interest thereon from ~~date~~ maturity at the rate of 7 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 piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, lying on the Southeastern side of Mustang Circle in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 15 on a Plat of the Subdivision of S. I. RANCHETTES, Section 1, made by Dalton & Neves, Engineers, dated April, 1965, and recorded in the RMC Office for said County and State in Plat Book JJJ, page 31, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Mustang Circle at the joint front corners of Lots Nos. 15 and 16, and running thence along the common line of said lots, S. 51-44 E., 419.9 feet to an iron pin; thence along the rear lines of Lots Nos. 5 and 6, S. 52-54 W., 305.1 feet to an iron pin; thence along the rear line of Lot No. 7, S. 62-06 W., 30 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence along the common line of said lots, N. 43-39 W., 403.8 feet to an iron pin on Mustang Circle; thence along the Southeastern side of Mustang Circle, N. 56-25 E., 120 feet to an iron pin; thence continuing along said side of said Circle, N. 49-15 E., 120 feet to an iron pin, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 19 PAGE 628

RECORDED AND INDEXED BY REC'D
31 DAY OF Oct. 73
AT 2:00 P.M. 11906