

APR 18 12 05 PM '69

BOOK 1123 PAGE 217

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS F. WALSH and DENYSE B. WALSH

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK E. SHAW BUILDERS, INC.

(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 Nine Hundred and no/100

Dollars (\$ 6,900.00) due and payable

One-half the above amount plus accrued interest due on March 15, 1970 and the then balance plus interest due March 15, 1971.

with interest thereon from date at the rate of SEVEN 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, being known and designated as Lot 121 of Wellington Green, Section Three, as shown on plat thereof recorded in the RMC Office for Greenville County, S. C. in Plat Book YY at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Kenilworth Drive at the joint corner of Lots 120 and 121 and running thence along the line of Lot 120, S. 49-49 E. 176.7 feet to an iron pin at the joint corner of Lots 120, 121, 118 and 106; thence along the line of Lot 106, S. 30-57 W. 110.0 feet to an iron pin at the joint corner of Lots 105 and 121; thence along the line of Lot 105, N. 50-50 W. 169.0 feet to an iron pin on the southeastern side of Kenilworth Drive; thence along Kenilworth Drive, N. 27-13 E. 107.4 feet to the beginning corner.

THE MORTGAGOR SPECIFICALLY AGREES THAT THIS MORTGAGE SHALL NOT BE ASSUMED BY ANY PERSONS WITHOUT THE PRIOR CONSENT OF THE MORTGAGEE HEREIN.

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 1 PAGE 307

SATISFIED AND CANCELLED OF RECORD

30 July 1971
Ollie FarnsworthR. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:25 O'CLOCK P. M. NO. 3216