

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MAY 5 11 06 AM '69

OLLIE FARNSWORTH
R. M. C.

BOOK 1124 PAGE 553

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ben Rowland

(hereinafter referred to as Mortgagor) is well and truly indebted unto
American Standard Homes Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~XXXXXX~~ ^{TWO} herewith, the terms of which are incorporated herein by reference, in the sum of Seven Thousand Eight Hundred Eighty-Five and No/100 (\$7,885.00) Dollars and Seven Thousand Ninety-Six ~~DOLLARS~~ ^{and 50/100} (\$7,096.50) Dollars, each due and payable on demand

with interest thereon from date at the rate of 6½ per centum per annum, to be paid:

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 Number 24 on a plat of a subdivision known as Enchanted Forest, as shown on a plat thereof of record in the Office of the RMC for Greenville County in Plat Book "YY", Page 123, reference to which is craved for a definite metes and bounds description.

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 R. M. C.
Book 1175 page 534.*

SATISFIED AND CANCELLED ON RECORD
15 DAY OF December 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:06 O'CLOCK A. M. NO. 13985