

FILED  
GREENVILLE 00 8.0  
STATE OF SOUTH CAROLINA  
MAY 13 1 03 PM '69  
COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1125 PAGE 643

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, Dera R. Conway

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and 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 Fifteen Thousand and No/100 Dollars (\$ 15,000.00 ) due and payable

\$496.00 on the 15th day of June, 1969 and a like amount on the 15th day of each and every month thereafter until paid in full, payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of Seven 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 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, in the Town of Simpsonville, and according to a plat by Dalton and Neves dated April, 1961, having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern corner of Laurens Road (U.S. Highway 276) and Scarsdale Avenue and running thence with Laurens Road, N. 33-17 W. 200.5 feet to an iron pin; thence N. 35-22 W. 711.5 feet to an iron pin on the edge of Laurens Road; thence S. 52-16 W. 240.5 feet to a point in the center of the C & WC Railway; thence with the center of said C & WC Railway, N. 43-19 W. 15.1 feet to a point in the center of said railway; thence S. 52-16 W. 463.4 feet, to an iron pin on the eastern side of Maple Street; thence with said Maple Street, S. 29-44 E. 748.6 feet more or less, to a point on the eastern edge of Maple Street; thence N. 54-31 E. 554.7 feet to an iron pin; thence S. 38-08 E. 155.1 feet to a point on the northwestern edge of Scarsdale Avenue; thence S. 54-31 W. 213 feet more or less to an iron pin, the point of beginning.

ALSO:

ALL that certain piece, parcel or lot of land on the Northwestern side of Laurens Road and the Southeastern side of Scarsdale Avenue, and according to said plat referred to above, having the following metes and bounds:

BEGINNING at an iron pin, said iron pin being the Southwestern intersection of Laurens Road and Scarsdale Avenue and running thence with said Scarsdale Avenue, S. 54-31 W. 153.9 feet to an iron pin; thence S. 36-08 E. 155.1 feet to an iron pin; thence N. 54-31 E. 133.5 feet to an iron pin on the western edge of Laurens Road; thence with said Laurens Road, N. 28-59 W. 156.2 feet to the point of beginning.

There is excluded from said description, the right of way of C & WC Railway which crosses both tracts described above.

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.

State of South Carolina  
County of Greenville  
Satisfied and paid in full this 9th day of  
September, 1969.  
First Piedmont Bank and Trust Company  
By R. L. Burgen asst. V.P.  
Witness Wilene B. Wood.

SATISFIED AND CANCELLED OF RECORD  
9 DAY OF Sept 1969  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:12 O'CLOCK P. M. NO. 5937