

STATE OF SOUTH CAROLINA

JUL 14 10 53 AM '69

COUNTY OF GREENVILLE

LILLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GRADY CANTRELL AND LORETTA F. CANTRELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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, One Hundred, Twenty-Eight and No/100----- Dollars (\$1,128.00-----) due and payable

in 24 equal monthly installments of \$47.00 with the first installment due and payable on July 24, 1969 and on a like date of each successive month thereafter until paid in full.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: annually
Principal amount includes interest for the term.

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 known as Lot No. 2, Block S. of the property of J. P. Stevens & Company as shown on plat thereof by Pickell and Pickell dated October 28, 1955 of record in the R.M. C. Office for Greenville County in Plat Book "JJ" at Page 105, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of a spur track leading to the Mill at the joint corner of Lot No. 3 and Lot No. 2 and running thence with the center of said tract N. 0-28 E. 65 feet to an iron pin at the corner of Lot 1; thence with the line of Lot 1, S. 89-37 W. 294 feet to an iron pin; corner of Lot 3; thence N. 89-41 E. 306 feet to an iron pin at the rear corner of property as conveyed to the mortgagor by Deed dated February 8, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book 742, Page 148.

Together with all and singular rights, members, hereditaments, 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.