

STATE OF SOUTH CAROLINA

JUL 28 3 19 PM '69

BOOK 1132 PAGE 407

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **NETTIE COLE**(hereinafter referred to as Mortgagor) is well and truly indebted unto **R. T. CANTRELL**(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 **Eight Thousand and no/100** -----

Dollars (\$ 8000.00) due and payable

\$162.22 monthly beginning September 1, 1969, and a like amount each month thereafter until paid in full, entire balance due and payable on or before five years from date, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of **Eight** 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, on the northern side of Old State Park Road and being shown and designated as property of Nettie Cole by plat recorded in the RMC Office for Greenville County in Plat Book 4-B at page 79. According to said plat, the property is more fully described as follows:

Beginning at an iron pin on Old State Park Road at the joint front corner of property conveyed herewith and other property owned by grantor and running thence along joint line of said property, N. 35-48 W., 150 feet to an iron pin; thence N. 54-12 E., 105 feet to an iron pin; thence S. 35-48 E. 150 feet to an iron pin on Old State Park Road; thence along the said road, S. 54-12 W., 105 feet to an iron pin at point of beginning, and being the identical property conveyed to Mortgagor by deed recorded in Deed Book 869 at Page 351.

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.