

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 23 3 12 PM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1137 PAGE 427

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, RANDY D. LUCAS and ELLEN J. LUCAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

DONALD E. SPENCER and BETTY J. SPENCER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWO THOUSAND & NO/100

----- Dollars (\$ 2,000.00) due and payable

as provided in the Note

with interest thereon from date at the rate of EIGHT per centum per annum, to be paid: As provided in the Note.

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,

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the eastern side of a turnaround known as Strand Court, being known and designated as Lot #23 of a subdivision known as Coral Ridge, according to a plat prepared by Piedmont Engineering Service, dated March 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book XX, Page 118, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of a turnaround known as Strand Court, joint front corner of Lots 22 and 23, running thence along the joint line of these lots, S. 46-16 E., 129.6 feet to an iron pin; running thence N. 70-05 E. 84.0 feet to an iron pin; thence N. 9-19 E. 178.4 feet to an Iron pin at the joint rear corner of Lots 23 and 24; running thence along the joint line of these lots, S. 68-33 W. 184.6 feet to an iron pin on the eastern side of a turnaround known as Strand Court; thence along said turnaround, the following courses and distances, S. 1-45 W. 20.0 feet; thence S. 46.03 W. 40.3 feet to an iron pin, point of beginning.

The debt which this mortgage secures has been paid and the lien hereof is satisfied and discharged

Donald E. Spencer

Betty J. Spencer

Witness Andrew R. Hanna Jr.

Mrs. Catherine Rosenblum

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Dec. 1969

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:44 O'CLOCK P. M. NO. 13699

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 Mortgagee 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 Mortgagee 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.