

COUNTY OF GREENVILLE ALLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Martha Sue Patterson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clara Fox Jarrard,

(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 Five Hundred & No/100----- Dollars (\$8,500.00) due and payable \$250.00 per month, payment to apply first to interest and the balance to principal. Anticipation privileges are hereby reserved and a ninety day grace period on any payments.

with interest thereon from date at the rate of 7% 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 Paris Mountain Road and touching U.S. Highway 25 North according to a plat of property of Clara Fox Jarrard prepared by Terry T. Dill, Registered Surveyor and containing 9.63 acres more or less in County of Greenville, State of South Carolina and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway 25 at the corner of property of Batson Oil Company and running thence along U.S. Highway 25 North 16-13 West 30 feet; thence North 68-00 East 93.8 feet to an iron pin; thence North 27-47 East 55.5 to an iron pin; thence North 43-00 East 150 feet to an iron pin; thence North 57-12 West 204 feet to an iron pin at the corner of Blankenship and Phillips estate; thence North 52-00 East 91 feet to an iron pin; thence South 87-50 East 364.7 feet to an iron pin at the corner of Hindman property; thence South 56-28 East 798.1 feet to an iron pin; thence South 55-54 West 328 feet to an iron pin on Paris Mountain Road; thence with Paris Mountain Road the following courses and distances; North 82-09 West 155.8 feet; thence North 73-29 West 315.2 feet; thence South 72-06 West 88 feet; thence South 54-03 West 46.6 feet; thence South 34-24 West 77.5 feet; thence leaving Paris Mountain Road, South 76-54 West 69.5 feet; thence with the joint line of Batson Oil property, North 16-13 West 319.2 feet; thence South 68-00 West 93 feet to U.S. Highway 25 to beginning corner.

This property is subject to the forty foot proposed road dedeed previously to Greenville County and the right-of-way to Duke Power Company on said property;

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.

*Paid in full 3/18/71.
Clara Fox Jarrard
Witness A.E. Cox Jr.
Sarah Anastos*

SATISFIED AND CANCELLED OF RECORD
19 DAY OF *Mar.* 1971
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:51 O'CLOCK A.M. NO. 21759