

FILED

MORTGAGE OF REAL ESTATE GREENVILLE, S. C. *Greene & Brisse, Attorneys at Law, Justice Building, Greenville, S. C.*  
STATE OF SOUTH CAROLINA APR 7 3 35 PM '70 BOOK 1152 PAGE 41  
COUNTY OF GREENVILLE OLLIE FARNSWORTH  
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, We, C. B. DEMPSEY and MARIE J. DEMPSEY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. FOX

(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 Three Thousand Six Hundred Twenty-Nine and 88/100----- Dollars (\$ 3,629.88 ) due and payable

at the rate of One Hundred and 83/100 (\$100.83) Dollars per month for a period of thirty-six (36) months beginning May 1, 1970 until paid in full,

with interest thereon from maturity at the rate of Eight (8%) per centum per annum, to be paid: on demand

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, Chick Springs Township, on State Park Road, and having the following metes and bounds:

Beginning at an iron pin on State Park Road, corner of other land of Rena L. Perry and Carl E. Perry and running thence with the center of said Road, N. 27-45 E. 130.3 feet to bend; thence still with said Road N. 27-30 E. 469.7 feet to an iron pin; thence S. 51-50 E. 207.2 feet to stake; thence S. 37 E. 226.4 feet to stake; thence S. 15-30 E. 165 feet to an iron pin; thence S. 42-10 W. 82 feet to an iron pin; thence S. 55-30 W. 70 feet to an iron pin; thence S. 48-30 W. 300 feet to an iron pin; thence N. 49-30 W. 368.5 feet to the beginning corner, containing 6.66 acres, more or less, less those portions totaling three (3) acres, more or less, conveyed out by deeds recorded in the RMC Office for Greenville County in Deed Books 661, Page 124; Deed Book 737, Page 413; and Deed Book 737, Page 419.

This is a second mortgage being junior in lien to that first mortgage given to C. S. Fox in the amount of \$6,000.00, dated May 30, 1969 and recorded in the RMC Office for Greenville County in Mortgage Book 1127, Page 317.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

*Said in full and satisfied this 27th day of Jan. 1971.*

*C. S. Fox*

*Witness*

*Ollie Farnsworth*

*Gladys A. Glenn*

SATISFIED AND CANCELLED OF RECORD

*27* DAY OF *Jan.* 19*71*

*Ollie Farnsworth*  
R. M. C. FOR THE COUNTY OF GREENVILLE, S. C.

AT *4:31* O'CLOCK *P* M. NO. *17447*