

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
APR 13 4 30 PM '70

BOOK 1152 PAGE 305

MORTGAGE OF REAL ESTATE

OLLIE FARNsworth  
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. T. Hartsell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sara B. Cleveland

(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, Seven Hundred & Eight & 04/100----Dollars (\$ 3708.04 ) due and payable

with interest thereon from date at the rate of Six per centum per annum, to be paid: At \$40.00 per month, with interest computed annually in advance and paid as part of monthly pay.

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, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Watts Avenue at the corner of Lot No. 4, and running thence with Watts Avenue, N. 88E. 50 ft. to an iron pin, corner of Lot 11; thence with line of Lots 11 and 10, N. 2 West 130 ft. to an iron pin, joint corner of Lots 7, 9, & 10; thence with the line of Lot 7 S. 88 W. 50 ft. to an iron pin in the line of Lot 6; thence with the line of Lots 6, 5, & 4, S. 2. E. 130 ft. to the BEGINNING corner.

This is the same property deeded to the above grantor by Wilkins Norwood, and recorded in the R. M. C. Office for Greenville County in Deed Book 764 at Page 360.

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.

(CONTINUED ON NEXT PAGE)

*Paid and satisfied in full  
this the 20<sup>th</sup> day of April, 1941*

*Sara B. Cleveland*

*Wit:  
Carolyn A. Abbott*

SATISFIED AND CANCELLED OF RECORD  
28 DAY OF April 1941  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:00 O'CLOCK P. M. NO. 25379