

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1165 PAGE 459

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE
LEE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VENTURE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frederick W. Andrea and Mildred Andrea Greer

(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
Thirteen Thousand and no/100----- Dollars (\$ 13,000.00) due and payable

at the rate of one Hundred Dollars (\$100.00) per month, beginning thirty (30) days from date and each month thereafter for ninety-six (96) months at which time the balance owing will be due and payable in full

with interest thereon from date at the rate of 8% 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 Spartanburg, Chick Springs Township, in the City Limits of the town of Greer, on the west side of the National Highway, (now West Pointett Street), and being all of lots five and seven and a part of lot eight as shown on plat of R. L. Ford property, said plat made by W. A. Christopher, Surveyor, March 2nd, 1923, and having the following courses and distances:

BEGINNING on an iron pin on West side of National Highway (now West Pointett Street) corner of Lots four and five, and running thence S. 10-35 W. 306 feet to an iron pin on line of lot number eight and on edge of an unnamed street (now Heyward Street); thence with the said unnamed street (now Heyward Street), N. 54-30 W. 83 feet to iron pin, corner of lot number seven and the intersection of another unnamed street (now Calvery Street); thence with the second unnamed Street (now Calvery Street) N. 12-00 E. 260 feet to an iron pin, corner of said lot No. 5 and intersection of the said unnamed street (now Calvery Street) with the National Highway (now West Pointett Street); thence with the National Highway (now West Pointett Street) S. 88-20 E. 70 feet to the beginning corner

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 617

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Aug 1971

Lee Farnsworth

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

AT 1:14 O'CLOCK P M. NO. 4152