

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1166 PAGE 439

SEP 15 3 36 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BEN ROWLAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER COMPANY, INC.

(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 Twelve Thousand and No/100

Dollars (\$12,000.00) due and payable

six (6) months from date hereof

with interest thereon from date at the rate of Eight(8) per centum per annum, to be paid: semi-annually

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, being known and designated as Lot No. 31 as shown on a Plat of Oxford Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book W, at page 158, and having according to said Plat the following description, to-wit:

BEGINNING at an iron pin on Caroline Street at joint front corners of Lots 30 and 31 and running thence 65 feet, more or less with the line of said Street to an iron pin at joint front corners of Lots 31 and 32; running thence 286.8 feet, more or less, with side line of Lot 32 to an iron pin at joint rear corners of Lots 31 and 32 and Cochran property; running thence 248.2 feet, more or less, with the line of Cochran property to an iron pin at joint rear corners of Lots 30 and 31; running thence 198.7 feet with the side line of Lot 30 to the iron pin at joint front corners of Lots 30 and 31 on Caroline Street, the point of beginning.

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.

State of South Carolina  
County of Greenville

This mortgage is paid in full and satisfied  
this the 7th day of May 1971.

Frank Ulmer Lumber Company Inc.  
Franks A. Ulmer Secty - Treas.

Witness Genobia Cox Hall

SATISFIED AND CANCELLED OF RECORD

7th day of May 1971  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:07 O'CLOCK P. M. NO. 26391