

SEP 30 12 05 PM '70

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R.M.C.

BOOK 1168 PAGE 131

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STANLEY SEDRAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto AILEEN E. ROTH

(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 Forty Two Thousand and no/100-----  
-----Dollars (\$42,000.00 ) due and payable

January 10, 1971, except that the maturity date can be advanced in accordance with an agreement between the parties, dated September 12, 1970, the terms of which are incorporated herein by reference, with the right to anticipate payment in whole or in part at any time before maturity.

with interest thereon from date at the rate of -- per centum per annum, to be paid: --

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

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 of Stone Lake Heights, Section Three, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Stone Lake Drive at the joint front corner of Lots Nos. 41 and 42, and running thence with the joint line of said lots, S 53-26 E 248.4 feet to an iron pin; thence still with the joint line of said lots, N 65-54 E 50 feet to an iron pin in the line of Lot No. 40; thence with the joint line of Lots Nos. 40 and 42, S 24-06 E 100 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the joint line of said lots, N 82-53 W 327.4 feet to an iron pin on the southeastern side of Stone Lake Drive; thence with the southeastern side of Stone Lake Drive, the chords of which are as follows: N 9-30 E 65 feet, N 13-23 E 70 feet, and N 18-42 E 50 feet, to the point of beginning.

This is a purchase money mortgage, to secure the balance of the purchase price.

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 and satisfied this 26th day of November 1970.*

*Aileen C. Roth*

*Witness Henry J. Roth*

SATISFIED AND CANCELLED OF RECORD  
7 Dec 1970  
*Ollie Farnsworth*  
R. M. C. COUNTY, S. C.  
AT 3:46 P M. NO. 13395