

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

OCT 27 12 52 PM '70

BOOK 1170 PAGE 501

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lee Cothran, Jr., am

(hereinafter referred to as Mortgagor) well and truly indebted unto

Lena M. VanVechten

(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

Twenty Thousand and no/100 - - - - - Dollars (\$ 20,000.00 -) due and payable

One Hundred Ninety One and 14/100 (\$191.14) on the fifteenth (15th) day of November, 1970 and One Hundred Ninety One and 14/100 (\$191.14) on the fifteenth (15th) day of each and every succeeding calendar month thereafter with payments applied first to interest and, then, to the remaining balance due from month to month with interest thereon from date at the rate of eight 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 Greenville within the corporate limits of the City of Greenville, being known and designated as a portion of Lots Nos. 40 and 41 of South Cherokee Park as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book A, page 30. Said property is, also, known as 114 Conestee Avenue. Said property has a uniform width of approximately seventy (70) feet and a uniform depth of approximately 173 feet. This property is shown on the County Tax Maps at Sheet 218, Block 6, Lot No. 7. The grantor herein, also, conveys all of her right, title and interest in and to the alley located to the rear of said property."

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 R.E. M. Book 1187 page 492*

SATISFIED AND CANCELLED OF RECORD
21 DAY OF *April* 19 *71*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *10:04* O'CLOCK *A. M.* NO. *24626*