

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1173 PAGE 257

Nov 20 2 01 PM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, MELVIN H. FOSTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto B & H INVESTMENT 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 Six Thousand Eight Hundred Fifty and No/100-----
Dollars (\$ 6,850.00) due and payable

Ninety (90) days from date hereof

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for his 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, in Section I of Oak Crest, a subdivision of land, on the Southern side of Welcome Avenue, known and designated as Lot No. 16 of the property of Brown, Inc. as shown by a plat thereof made by C. C. Jones, Engineer, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the Southern side of Welcome Avenue at the joint front corner of Lots Nos. 15 and 16, and running thence along Welcome Avenue, N. 60-02 E. 80 feet to a pin at corner of Lot No. 17; thence along line of Lot No. 17, S. 29-58 E. 150 feet to rear corner of Lot No. 21; thence along rear line of Lot No. 21, S. 60-02 W. 80 feet to a pin at rear corner of Lot No. 15; thence along line of Lot No. 15, N. 29-58 W. 150 feet to the beginning corner.

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.

*Satisfied and Paid in full
this 2nd day of March, 1941*

B. & H. Investment Co., Inc.

Wit:

Peggy McKinney

Edward R. Farmer

*By: William R. Bray
Pres.*

SATISFIED AND CANCELED OF RECORD
DAY OF *Mar* 19 *41*

Ollie Farnsworth
R. M. C. FOR REC'D BY H. COUNTY, S. C.

AT *10:42* O'CLOCK *A. M.* NO *20165*