

Dec 2 4 24 PM '70

BOOK 1174 PAGE 223

Notary Public, State of South Carolina, R. M. C. 100 FETTERMAN STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE  
(CORPORATION)  
TO ALL WHOM THESE PRESENTS MAY CONCERN**

WHEREAS, **A & J ENTERPRISES, INC.**, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto **PALLIE SMITH POLLARD**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the amount of **Nineteen Thousand and No/100**-----Dollars (\$19,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date of maturity at the rate of **8%** per centum per annum, to be paid as provided for in said note; and,

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 those pieces, parcels or lots of land, situate, lying and being on the Southeastern side of Ackley Road and on the Northern and Southern side of an unopened street known as Warren Court in the City of Greenville in Greenville County, South Carolina, being shown and designated as Lots Nos: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 on a Plat of the Property of F. H. Pollard and Pallie Pollard made by Pickell & Pickell Engineers, dated September 11, 1947, and recorded in the RMC Office for Greenville County, S. C., in Plat Book P, Page 152, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagor herein reserved the right to have released from the lien of this mortgage upon request in due form of law, each of the above described lots, excepting Lots Nos 5, 6 and 7, upon which 2 houses are situate, upon payment to the Mortgagee of the total sum of \$2,000.00 which shall be applied toward the indebtedness due on the note which this mortgage secures. As to Lot No. 6 such a release will be given by the Mortgagee to the Mortgagor upon request upon payment of the total sum of \$7,000.00 and as to Lot No. 7 & 5 the total sum of \$10,000.00.

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 and satisfied in full this 23rd day of February 1971.*

*Pallie Smith Pollard  
Witness Marguerite P. Bell*

SAITISFIED AND CANCELLED OF RECORD  
24 DAY OF Feb. 1971  
*Ollie Farnsworth*  
R. M. C. GREENVILLE COUNTY, S. C.  
AT 10:26 O'CLOCK A. M. NO. 19662