

GREENVILLE, S. C.

DEC 6 4 35 PM '70

BOOK 1174 PAGE 661

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLIVE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carolina Plating & Stamping Co., Inc., having its principal place of business in Greenville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Melvyn Babylon, Ayn R. Babylon, W. J. Delany and Katherine L. Delany

(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 Eleven Thousand Seven Hundred and No/100ths

----- Dollars (\$11,700.00) due and payable thirty (30) days from the date hereof

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, located on Hart Cut Road, near Marietta, South Carolina, and being more fully described as follows:

BEGINNING at a nail and cap in the center of Hart Cut Road and running thence S. 83-30 W. 2987.6 feet to a stone; thence S. 12-45 W. 2095.5 feet to a white oak; thence S. 89 E. 1320 feet to a Spanish oak; thence N. 12 E. 972.2 feet to a stone; thence N. 83-45 E. 1582.1 feet to a stake; thence N. 50-15 E. 652 feet to a nail and cap in said road; thence with road, N. 4-20 W. 316 feet to a bend; thence N. 9-45 E. 327 feet to a bend; thence N. 5-30 W. 348 feet to a nail and cap, the beginning corner, and containing 116.25 acres, more or less, according to survey made by J. C. Hill, October 31, 1949.

This is the identical property conveyed to the mortgagor herein by the mortgagees herein by deed of even date and to be recorded herewith.

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, whosoever lawfully claiming the same or any part thereof.

Satisfied in full. Jan 15, 1971

W. J. Delaney      wit: Bobbie Laurence  
Melvin Babylon      "    Linda Beckwith  
Ayn R. Babylon      "    Mildred R. Babylon  
Katherine L. De Lauey

SATISFIED AND CANCELLED OF RECORD  
8 DAY OF March 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:45 O'CLOCK P. M. NO. 2077