

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE (CO.) S. C.

BOOK 1181 PAGE 213

FEB 18 11 32 AM '71 MORTGAGE OF REAL ESTATE

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

WHEREAS, GARRETT-HENSON REAL ESTATE COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Palmetto Industrial Corporation

(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

Ten Thousand and No/100 ----- Dollars (\$10,000.00) due and payable

Due and Payable on Demand

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

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 Town of Fountain Inn, and on the East side of Friendly Street in the subdivision known as Friendship Heights, plat of same being made by W. N. Willis, Engineers, May 30, 1960, said Plat recorded in Plat Book RR, Page 159, R.M.C. Office for Greenville County, S. C., said lot being known and designated on said Plat as Lot No. 31 in Block A, and having according to said Plat the following courses and distances, to-wit:

BEGINNING at an iron pin in the eastern edge of said Friendly Street, joint corner with Lot No. 30, and running thence along the Eastern edge of said Street, N. 29-00 E. 80 feet to an iron pin, joint corner with Lot No. 32 on said Street; thence with the joint line of said Lot No. 32, S. 61-00 E. 150 feet to an iron pin, back joint corner of Lots 32 and 45 and 44; thence with the back joint line of Lot No. 44 S. 29-00 W. 80 feet to an iron pin, back joint corner with Lots 44, 43 and 30; thence with the joint line of Lot No. 30, N. 61-00 W. 150 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 30, 32, 45, 44, and 43, and said Friendly Street.

This being the same property conveyed to Mortgagor by deed recorded in Deed Book _____, at Page _____, of even date herewith.

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 10th day of
March 1971.*

*Palmetto Industrial Corporation
By Melvin Younts Secretary*

*Witness Aldora C. Saye
Rebecca A. Cooper*

SATISFIED AND CANCELLED OF RECORD

9 April 1971
Ollie Farnsworth

R. S. C. GREENVILLE COUNTY, S. C.
AT 10:25 O'CLOCK A. M. NO. 23537