

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

FEB 22 3 32 PM '71

BOOK 1181 PAGE 377

COUNTY OF Greenville

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S. B. Rouse, II

(hereinafter referred to as Mortgagor) is well and truly indebted unto Viva B. Hines

(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

Three Thousand Five Hundred and No/100

Dollars (\$ 3,500.00 ) due and payable

September 5, 1971

with interest thereon from date at the rate of \$175.00 ~~PER ANNUM~~ to be paid: September 5, 1971.

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:

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, designated as Lot No. 2 on plat prepared by Dalton & Neves, May, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book "EE", page 86, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Ridge Road at the joint corner of Lots Nos. 1 and 2 and running thence along the joint line of said lots N. 76-28 W. 353 feet to an iron pin; thence S. 32-30 W. 150 feet to an iron pin at the joint corner of Lots Nos. 2 and 3; thence along the joint lines of Lots Nos. 2 and 3 S. 75-20 E. 406.5 feet to a point in the center line of Ridge Road; thence along the center line of Ridge Road N. 11-42 E. 150 feet to the joint corner of Lots Nos. 1 and 2, the beginning corner.

BEING a portion of the same property conveyed by Ward B. Hines to H. E. Hines by deed dated June 9, 1948, and recorded in the R.M.C. Office for Greenville County in Deed Book 350, page 208, and being a portion of the property willed by the said H. E. Hines to Viva B. Hines by Will on file in the Office of the Probate Court for Greenville County in Apt. 877, File 23, and conveyed this date to the mortgagor.

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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

18 of May 19 71

By: Viva B. Hines

Witness: J. E. Collins

Witness:

SATISFIED AND CANCELLED OF RECORD

20 DAY OF May 19 71  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:04 O'CLOCK P. M. NO. 37741