

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, FELTON L. PETTY and OMA JEAN G. PETTY

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. M. HANNA

(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

Two Thousand Fifty Eight and 30/100 ----- Dollars (\$2,058.30) due and payable

One Hundred Eighty (180) days from date or at such sooner time as the property securing this obligation is sold

with interest thereon from date at the rate of 7 3/4% per centum per annum, to be paid: at maturity.

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, Greenville Township, being shown as all of Lot 47 and a small strip of Lot 48, recorded in the R.M.C. Office for Greenville County in Plat Book G, Page 20, and also having, according to a more recent survey made by T.C. Adams, dated February 20, 1968, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Afton Avenue, which iron pin is 170 ft. in a Southerly direction from the intersection of McIver Street and Afton Avenue and also at the joint corner of Lots 47 and 46a, and running thence with the rear line of Lots 46a, 46, and 45, N. 85-40 W., 160 ft. to an iron pin on the rear line of Lot 42; thence with the rear line of Lot 42, S. 04-15 W., 61.4 ft. to an iron pin on the rear line of Lot 48; thence with the new line, S. 86-03 W., to an iron pin on Afton Avenue; thence with the Western side of Afton Avenue, N. 04-15 E., 60 ft. to the point of beginning.

This is the same property conveyed to the Mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 835, Page 222.

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 CANCELLED OF RECORD

OCT 20 1971

DATE 20 1971

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

AT 2:09 O'CLOCK P. M. NO. 11362

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 213