

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S.C.  
AUG 9 11 33 AM '71

BOOK 1201 PAGE 669

MORTGAGE OF REAL ESTATE

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

WHEREAS, M & S BUILDERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred N. McDonald

(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 Twenty Five Thousand Five Hundred and no/100----- Dollars (\$ 25,500.00 ) due and payable

as per the provisions of the note

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid:

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, Chick Springs Township, being adjacent to ~~North~~ Piedmont Park Road and Caroline Street and being further identified by a plat prepared by Dalton & Neves, Engineers, dated July 1971 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4 G at Page 179, and having the metes and bounds shown thereon.

This tract of land consists of 21.73 acres, according to said plat.

This being the same land conveyed to the mortgagor corporation by Annie Laura Peppers and Cecil H. Peppers by deed of even date.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 2 PAGE 414

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Sept. 1971

Ollie Farnsworth

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

AT 11:18 O'CLOCK A. M. NO. 7666