

FILED
GREENVILLE CO. S. C.

BOOK 1219 PAGE 305

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 14 11 20 AM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, John W. Simmons and Amie B. Simmons

(hereinafter referred to as Mortgagor) is well and truly indebted unto Larry G. Shaw Builder, Inc.

(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 and no/100 -----
Dollars (\$ 3,000.00) due and payable

Thirty-Six and 40/100 (\$36.40) on the first day of February, 1972, and Thirty-Six and 40/100 Dollars on the first day of each month thereafter until paid in full, payments to be applied first to interest, balance to principal

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, being more or less described as follows: on the southern side of Laurens Drive, of a subdivision known as the 'Laurens Drive' subdivision, as shown on a plat prepared by J. Mac Richardson, Engineer, dated November 1958, and recorded in the P. O. Office for Greenville County, South Carolina, Book 25, and bearing reference to said plat, and to the same as shown thereon.

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 OF MORTGAGE
30 609

SATISFACTION OF MORTGAGE
30
May 75
11:08 O'CLOCK 2 28060