

MORTGAGE OF REAL ESTATE-

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
Prepared by CLARENCE E. CLAY, Attorney at Law, Greenville, S. C.

JAN 19 12 02 PM '72

BOOK 1219 PAGE 595

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

MORTGAGE OF REAL ESTATE

WHEREAS, We, Charles H. Rice and Loretta M. Rice

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vernon Walden

(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 Twelve Thousand & no/100---

Dollars (\$ 12,000.00) due and payable

in equal monthly installments of One Hundred and Fifty (\$150.00) Dollars each, the first installment to be due one month after date, and a like installment to become due at the expiration of each and every month thereafter until this indebtedness and interest has been paid in full, with the right in the mortgagors to anticipate payments

with interest thereon from date at the rate of Six 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, on the north side of Brookview Drive, near the City of Greenville, being shown as Lot 63, Section 1, on Plat of Irish Meadow Farms, made by Madison H. Woodward, Engineer, May 21, 1945, recorded in the EMC Office for Greenville County in Plat Book N, Page 127, (revised plat recorded in Plat Book S, Page 61), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Brookview Drive, at joint front corner of Lots 62 and 63, and running thence with the line of Lot 62, N. 8-37 E. 250 feet to an iron pin; thence S. 81-23 E. 37 feet to an iron pin; thence with the line of Lot 64, S. 8-37 W. 250 feet to an iron pin on the north side of Brookview Drive; thence with the north side of Brookview Drive, N. 81-23 W. 87 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 73 PAGE 243

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Feb. 19 81

Bonnie S. Tankersley

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

10 7 O'CLOCK P. M. NO. 22081