

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

BOOK 1222 PAGE 583

COUNTY OF GREENVILLE

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FEB 17 10 48 AM '72

MORTGAGE OF REAL ESTATE

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

WHEREAS, M & S BUILDERS, INC. by Keith R. Smith, President,

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

WACO F. CHILDERS, JR.

(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

Four Thousand Four Hundred Fifty and no/100-----Dollars (\$4,450.00 ) due and payable

as per the terms of the Promissory Note executed on even date herewith;

with interest thereon from date at the rate of eight per centum per annum, to be paid: as per the note;

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

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, on the southwestern side of Richbourg Road, being shown as a portion of Lot No. 10 on a plat of the proptry of L. L. Richbourg, recorded in Plat Book R, at Page 65, in the R.M.C. Office for Greenville County, S. C., and being more particularly shown as Lot No. 4 on a plat of the property of George R. Briggs, dated January, 1958, made by Dalton & Neves, Engineers, and according to said plat, being described as follows:

BEGINNING at an iron pin on the southwest side of Richbourg Road, which pin is S. 51-20 E. 51.8 feet from the joint corner of George R. Briggs property, with Tract No. 11, and running thence S. 23-15 W. 200 feet to an iron pin; thence S. 44-26 E. 60 feet to an iron pin; thence N. 37-58 E. 200 feet to an iron pin on the southwest side of Richbourg Road; thence with the Southwest side of said road, N. 51-20 W. 110 feet to the beginning corner.

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 7 PAGE 116

SATISFIED AND CANCELLED OF RECORD

*Ollie Farnsworth*  
JAN OF *May 1972*

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT *2:19* O'CLOCK *P.M.* NO. *29501*