

GREENVILLE
Dec 29 3 56
ELIZABETH RIDDLE
R.M.C.

AFFIDAVIT
FILED

FILED
GREENVILLE CO. S. C.
FILED
DEC 29 1973
ELIZABETH RIDDLE
R.M.C.

BOOK 1262 PAGE 151

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

WHEREAS, I, John M. Flynn, am

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

C. Richard Bobear

(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 Eight Thousand and No/100

Dollars (\$ 8,000.00) due and payable

Due and payable 90 days from date

with interest thereon from date at the rate of Seven (7%) 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, at the corner of Cape Charles Drive and Hudson Road, being known and designated as Lot 59 on plat of Pelham Estates, Section I, recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Pages 28 and 29 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hudson Road at the joint front corner of Lots 58 and 59 and running thence with the joint line of said lots, S. 58-05 E. 200 feet to an iron pin in the line of Lot 78; thence with the line of Lot 78, S. 31-55 W. 180 feet to an iron pin on the northern side of Cape Charles Drive; thence with the northern side of Cape Charles Drive, N. 58-05 W. 175 feet to an iron pin on the northern side of Cape Charles Drive; thence with the curvature of Cape Charles Drive and Hudson Road, the chord of which is N. 13-05 W. 35.4 feet to an iron pin on the eastern side of Hudson Road; thence with Hudson Road, N. 31-55 E. 155 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 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 15 PAGE 702

SATISFIED AND CANCELLED OF RECORD
L DAY OF May 1973
Bernice J. Kirkley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:20 O'CLOCK P. M. NO. 30944