

MORTGAGE OF REAL ESTATE—Office of Hubert E. Noltz, Attorney at Law, Greenville, S. C.

BOOK 1264 PAGE 169

JAN 19 11 34 AM '73

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED
INDEXED
JAN 19 1973
PAID

I, J. B. ELLENBURG,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANNETTE T. GARREN

(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 **FOURTEEN THOUSAND AND NO/100-**

----- Dollars (\$ 14,000.00) due and payable

\$150.00 per month until paid in full with the first payment to be February 8, 1973,

with interest thereon from date at the rate of two (2%) per centum per annum, to be paid: annually

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, in Paris Mountain Township, lying and being on the Easterly side of Saluda River, near the City of Greenville, being shown as Lot No. 103, containing 0.24 acres on plat of property of Greenville Motor Boat Club, Inc., recorded in Plat Book BB, at page 111. Reference to said plat being craved for a metes and bounds description.

ALSO: ALL that other piece, parcel or lot of land in Paris Mountain Township, County and State aforesaid, lying and being on the Easterly bank of Saluda River, near the City of Greenville, shown as Lot No. 104 containing 0.19 acres on plat of property of Greenville Motor Boat Club, Inc., recorded in Plat Book BB, page 111, reference thereunto being made for a metes and bounds description.

ALSO: ALL that lot of land lying on the Northwesterly side of Saluda River, adjoining the southwesterly side of Lot No. 49 as shown on Map No. 2, Greenville Motor Boat Club, Inc. made by Dalton & Neves, June, 1953, and recorded in the RMC Office for Greenville County in Plat Book FF, at pages 90-91, and having such metes and bounds as shown thereon.

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.

SATISFIED AND CANCELLED OF RECORD

23 DAY OF July 1973

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

AT 2:41 O'CLOCK P. M. NO. 2232

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 763