

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE  
SEP 11 3 17 PM '66

BOOK 971 PAGE 415

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, we, Boyce A. Watson and Dorothy L. Watson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 Two Hundred Fifty and No/100- - - - -

Dollars (\$ 250.00 ) due and payable

one year after date

with interest thereon from date at the rate of  $6\frac{1}{2}$  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, Austin Township, just East of the Town of Simpsonville on the North side of State Highway 417, and being known as Lot No. 3 of the Howard Subdivision as shown on a plat prepared by Lewis C. Godsey, Surveyor, April 21, 1956, said lot fronting on State Highway 417 103.6 feet, running back along Howard Circle 200 feet, being 103.6 feet wide in the rear along Lot No. 4, and being 200 feet along the joint line of Lot No. 2, and bounded by Lots 2 and 4, State Highway 417, and Howard Circle. This being the same lot of land conveyed to the Mortgagors by deed of Lilla H. Jones on the 14th day of October 1959, of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 637 at Page 537, reference to said deed and said plat being hereby made for a better description of lines, corners, distances, etc.

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.

*Paid in full 12/13/66*

*B. C. Givens*

*witness O. B. Givens  
J. R. Givens*

SATISFIED AND CANCELLED OF RECORD

*14* DAY OF *Dec.* 19*66*

*Ollie Farnsworth*

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

AT *3:24* O'CLOCK *P.* M. NO. *14756*