

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 987 PAGE 449

RECORDED
MAR 2 2 31 PM 1965
OLIVER

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LaBARBARA P. SAMPSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. ALVIN PHILLIPS

(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 Hundred Thirty and 41/100 -----

Dollars (\$ 430.41) due and payable

at the rate of Ten and no/100 (\$10.00) Dollars per month beginning thrity (30) days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, the privilege being reserved to anticipate the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of 7% per centum per annum, to be paid Monthly.

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 southerly side of Jacob Road and having according to a plat of the property of LaBarbara P. Sampson, recorded in Plat Book AAA, Page 83, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Jacob Road at the joint front corner of property owned now or formerly by Dorothy Davis and running thence with the Davis, S. 7-43 W., 303.4 feet to an iron pin in the line of property, now or formerly of Janie Davis; thence S. 83-15 E., 134.2 feet to an iron pin in the center of a Duke Power Company, 68 foot right-of-way; thence with the center line of said power line, N. 10-16 E., 310 feet to an iron pin on the southerly side of Jacob Road; thence with said road, the following courses and distances, to-wit: N. 78-19 W., 34 feet; N. 81-31 W., 62.5 feet; S. 87-03 W., 62.5 feet to the point of beginning; said lot is further designated on the Greater Greenville Block Book as WG 2.2-1-3.2.

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.

SATISFIED AND CANCELLED OF RECORD

3 DAY OF August 1967

Oliver Farnsworth

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

AT 4:23 O'CLOCK P. M. NO. 3835

Paid in Full

7/17/67

W. Alvin Phillips

Witness: C. Victor Pyle, Jr.