

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 22 3 49 PM 1966

BOOK 1029 PAGE 37

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

WHEREAS, We, H. D. Hutchens and Quida Hutchens,
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. Capps

(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

\$1,000.00 per year with first payment due on the first day of April, 1967, and a like payment of \$1,000.00 on the first day of April each year thereafter until paid in full, with privilege to anticipate without penalty.
with interest thereon from date at the rate of six 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, containing fifty-seven and eight-tenths (57.8) acres, and being part of the tract of land of A. L. Roper, deceased, estate, and having the following metes and bounds, to wit:

BEGINNING at the south side at an iron pin corner, oak stump gone, in or near the Keeler Mill Road, running in the center of an unnamed road, N. 4-1/4 E. 3.25 chs. to a bend in said road; thence N. 20 E. 3.64 chains to a bend in said road; thence N. 42 E. 3.64 chains to another bend in said road; thence N. 14 E. 4.86 chains to an iron pin corner; thence N. 55-1/2 E. 3.95 chains to a rock corner; thence N. 53-1/2 E. 23.85 chains to a stone corner; thence N. 84-1/2 W. 38.00 chains to a stone corner; thence N. 57 W. 3.05 chains to an iron pin corner (Maple gone); thence S. 20-1/2 E. 1.70 chains to a bend at the edge of the Keeler Mill Road; thence along said road, S. 3 E. 9.00 chains to a bend; thence S. 18 E. 5.00 chains to another bend on said road; thence S. 28 E. 17.00 chains to another bend; thence S. 16-1/2 E. 5.44 chains to the beginning corner, adjoining lands of McCarroll's on the East and Mack Farr on the North and on the West by lands of O. E. Brown.

Together with all and singular rights, members, hereditaments, 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 8 PAGE 368

SATISFIED AND CANCELLED OF RECORD
30 DAY OF June 1972
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:50 O'CLOCK P M. NO. 35930