

STATE OF SOUTH CAROLINA
COUNTY OF Greenville.

NOV 21 10 34 AM 1969

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

BOOK 1045 PAGE 55

WHEREAS, I - Roger F Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar Boyce Sr.

(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 & No/100

Dollars (\$ 250.00) due and payable
July 15th 1967

with interest thereon from date at the rate of _____ 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, Grove Township, South Carolina, containing One and Thirty Six one hundredth of an acre as shown by plat of Charles N Dunn and Dean G Edens, registered land surveyors license number 1579. This lot is a South West corner of the identical land conveyed to Grantor by deed of Clarence George and Nannie M George, also known as Weonna George, said deed of record in the Register of Mense Conveyance Office for County and State aforesaid and being recorded in Book 661 at page 462, courses and distances listed below.

Beginning at center of Pelzer - Piedmont road near Rehobeth Baptist Church, thence N-79-15 W Joint corner Earl W Allison and grantor along Allison line 358.5 feet to I.P. joint corner of Allison and Grantor, thence S-16-15-W along line of grantor 163 feet to iron pin. thence along line of Grantee S-76-54-E 340 feet to I.P. center of Pelzer - Piedmont road, thence along said road being center of road N-21-37-E 178.6 feet to point of beginning.

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

2nd Nov. 1969

Dennie S. Tank

R. M. C. FOR CLERK OF COUNTY, S. C.

AT 1:18 O'CLOCK P. M. NO. 15124

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 68 PAGE 1747