

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1050 PAGE 109

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 13 1 41 PM 1967

WHEREAS, I, Ewald C. Thoennes,
OLLIE FARNSWORTH
(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Walter Brashier and W. Glenn Hawkins

(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 Ten Thousand and no/100-----
Dollars (\$10,000.00) due and payable

in annual installments of One Thousand and no/100 (\$1,000.00) Dollars commencing on or before May 1, 1968, and a like payment on May 1 of each year thereafter until paid in full, with the privilege to anticipate part or all at any time without penalty

with interest thereon from date at the rate of five per centum per annum, to be paid computed from May 1, 1967

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, on the New Buncombe Road, about two and one-half (2½) miles from Greenville County Court House and being known and designated as Lot No. 43 of the property of Union Central Life Insurance Company, according to a plat of Dalton & Neves, Engineers, April, 1937, recorded in Plat Book "I", at pages 69 and 70, and having according to the said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on said Buncombe Road, joint front corner of Tracts Nos. 42 and 43, and running thence with Buncombe Road, N. 39-11 W. 150 feet to joint corner of Tracts Nos. 43 and 44; thence with the joint line of Tracts Nos. 43 and 44, S. 64-55 W. 1,418 feet to an iron pin on branch; thence with the meanderings of branch approximately N. 12-40 W. 148.8 feet to an iron pin at the joint rear corner of Tracts Nos. 42 and 43; thence with the joint line of said Tracts Nos. 42 and 43, N. 64-55 E. 1,486 feet to the point of beginning.

This mortgage is given to secure a portion of the purchase price, however, is junior to that mortgage executed in favor of William C. Nichols and Myrtle M. Nichols recorded in the RMC Office, Greenville County, in Mortgage Book 1043, Page 427, October 27, 1966, which mortgage is being assumed by Mortgagor.

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.

Paid and satisfied this 6th day of Sept. 1968.

T. Walter Brashier

W. Glenn Hawkins

witness Jesse C. Belcher Jr.

Vera G. Quinn

SATISFIED AND CANCELED OF RECORD

9 DAY OF Sept. 1968
Ollie Farnsworth

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

AT 4:22 O'CLOCK P. M. NO. 5994