

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1064 PAGE 287

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 24 1 13 PM 1967

WHEREAS, We, Julius Owens and Mary C. Owens, jointly and severally,
OLLIE FARNSWORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ruth Alexander Fennell

(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

Three Thousand, Three Hundred Eighty-Six & 37/100 Dollars (\$3,386.37) due and payable in monthly instalments of Forty (\$40.00) Dollars each, including interest, first instalment due and payable on July 27, 1967, and a like instalment payment on the 27th day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate payment of unpaid balance or any part thereof at any time,

with interest thereon from date at the rate of 6% 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, in Gantt Township, beginning at a stake on the west side of the Ponder Road and running thence S. 53-25 E. 294 feet to a stake; thence S. 52-45 W. 150 feet to a stake; thence N. 53-25 W. 294 feet to a stake on bank of said road; thence along the road N. 52-45 E. 150 feet to the beginning corner, and containing one acre, more or less, and being the same property conveyed to us by the mortgagee herein by deed of even date herewith, deed yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said property.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 111

RECORDED AND CANCELLED OF RECORD
DAY OF JULY 1967
R. M. C. FOR GREENVILLE COUNTY
AT 1:22 O'CLOCK P.M.