

DEC 8 9 16 AM 1967

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1078 PAGE 493

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, DAVID C. FRANCIS and FRANCES B. FRANCIS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM MAXWELL, his heirs and assigns,

(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 Thousand Three Hundred and no/100----- Dollars (\$ 2,300.00) due and payable

Two years
~~Six (6)~~ months from date,

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

All that lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 10 on a plat of the property of William Maxwell, made by W. O. Riddle, R.L.S., September, 1966, and recorded in the R.M.C. Office for Greenville County in plat book ___ at page ___; and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the northwestern side of Maxwell Avenue at the joint corner of Lots 9 and 10 and running thence with Maxwell Avenue N. 23-55 E. 29.6 feet to an iron pin; thence still with Maxwell Avenue N. 22-46 E. 95.7 feet to the curve of the intersection of Maxwell Avenue and Driver Avenue; thence with said curve (the chord of which is N. 25-09 W. 34.4 feet) to a pin on the southern side of Driver Avenue; thence with Driver Avenue N. 70-05 W. 87.65 feet to a pin at the joint front corner of Lots 10 and 11; thence with Lot 11 S. 19-55 W. 150 feet to a pin on the line of Lot 9; thence with Lot 9 S. 70-05 E. 104.6 feet to the beginning corner.

This lot is subject to a building setback line and drainage easement shown on said plat.

This is the same property conveyed to us by William Maxwell, and this is a purchase money mortgage.

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
on 11/19/67*

SATISFIED AND CANCELLED OF RECORD

11/19/67 DAY OF November 1967

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

AT 11:20 O'CLOCK A. M. NO. 12268