

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: William N. Penn and Sandra S. Penn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walton W. Hamilton

(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 TWO HUNDRED FIFTY and NO/100-----
-----Dollars (\$ 2,250.00) due and payable

in five (5) annual payments of \$450.00 each, plus interest at the rate of six and one-half per cent (6½%) per annum, payable on the anniversary of the closing date.

~~with interest thereon from the date of the date of~~ ~~the execution of the note to be paid:~~

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, on the western side of Spring Forest Drive, near Simpsonville, being shown as Lot 28 on Map #1 of SPRING FOREST ESTATES, recorded in Plat Book KK at Page 117 and described as follows:

BEGINNING at a stake on the western side of Spring Forest Drive 364.7 feet north from Hart's Lane and running thence with the western side of said drive, N. 24-59 E. 240 feet to a stake at corner of Lot 27; thence with the line of said Lot, N. 65-01 W. 676.5 feet to a stake near branch; thence S. 8-10 E. 286.7 feet to a stake; thence S. 65-01 E. 520 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 7 PAGE 430

SATISFIED AND CANCELLED OF RECORD
ON 28 DAY OF April 1965
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK A. M. NO. 1115