

MORTGAGE OF REAL ESTATE—Office of FILE & FILE, Attorneys at Law, Greenville, S. C.

BOOK 1105 PAGE 177

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 4 4 16 PM 1968

MORTGAGE OF REAL ESTATE

OLLIE F. HANCOCK
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HERBERT F. ROSS and DOROTHY M. ROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES DONALD KLYCE and BEVERLY KLYCE

(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 Sixteen Thousand Five Hundred and no/100 -----

Dollars (\$16,500.00) due and payable

\$4500.00 one year from date, \$4500.00 two years from date, \$4500.00 three years from date and \$3000.00 four years from date, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

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

Greenville, Butler Township, South Carolina, containing 16 acres and having, according to a plat of the subdivision of the W. H. Smith property recorded in Plat Book HHH at Page 111, the following metes and bounds, to-wit:

BEGINNING at a nail cap in the center of an unnamed County Road and running thence with said Road, S. 86-10 E., 220 feet to a point; thence continuing with said road, N. 72-34 E., 520 feet to a point in the center of a creek; thence down and with the center of said creek as the line, the following traverses and distances: S. 10-26 E., 330 feet, more or less, S. 56-15 E., 330 feet and N. 86 E., 155.1 feet to a point; thence S. 13-56 W., 720 feet to an iron pin; thence N. 52-02 W., 990 feet to a point; thence N. 33-17 W., 473 feet to the point of beginning.

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.

SATISFIED AND CANCELLED OF RECORD

14 DAY OF 3rd 1968

Donnie S. Tr. Rossley
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:30 O'CLOCK P. M. NO. 2222

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 34