

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
SEP 22 11 44 AM '69  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1137 PAGE 381

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH MOKINNEY and wife, LUCILLE MOKINNEY, both of the full Age of majority and residents of Greenville County S. C.

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

MABEL WARD

(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 (\$16,500.00 Dollars (\$16,500.00) due and payable

on or before December 31, 1969, at Taylors, S. C.

with interest thereon from date at the rate of Seven(7) per centum per annum, 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;

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF GROUND, together with all the buildings and improvements thereon, lying in Chick Springs Township, Greenville County, S. C.; and being designated as Lots No. 1 and 2 of Alberta Hill Property fronting on the North side of Chick Springs Road; and being more particularly described as follows:

BEGINNING at a point on the Northern right-of-way limit of Chick Springs Road the Southeast corner of said Plot and running North 14 degrees 40 minutes West, Two hundred eighty (280.0') feet to a point; then South 74 degrees 18 minutes West, One hundred fifty (150.0') feet to a point; then South 19 degrees 45 minutes East, Two hundred eighty (280.0') feet to a point on the Northern right-of-way limit of Chick Springs Road, the Southwest corner of said Plot; then North 74 degrees 18 minutes East, One hundred twenty five (125.0') feet, along the Northern right-of-way limit of Chick Springs Road to the point of beginning.

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 in full 2/26/70.*

*Mable Ward*

*Paul Hunt*