

MORTGAGE OF REAL ESTATE—Mortgage of Real Estate, Greenville & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
AUG 13 12 22 PM '70
OLLIE FARNSWORTH
R.H.C.

BOOK 1155 PAGE 93

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Victory R. Trusty and Shirley Dean Trusty

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. W. Bramlett

(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

One Thousand Seven Hundred Fifty and No/100----- Dollars (\$ 1,750.00) due and payable

in fifteen (15) equal monthly installments of \$116.67 each, commencing June 1, 1970; privilege is granted to anticipate payment at any time; -

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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 piece, parcel or lot of land situate, lying and being south of the Hunts Bridge Road, in Paris Mountain Township, Greenville County, S. C., containing 6.77 acres, more or less, and being a portion of the property shown on plat of property of J. H. Thornton made by R. K. Campbell, Surveyor, May 14, 1949, recorded in the R. M. C. Office for Greenville County in Plat Book "U", at Page 190, and being more particularly shown on Plat of Property of J. R. Buchanan dated June 1, 1965, recorded in the R. M. C. Office for Greenville County in Plat Book "KKK", at Page 4, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located approximately 50 feet from Rutledge Lake Road, and running thence N. 25-30 E. 955 feet to an iron pin at a branch; thence with the branch as the line, N. 85-19 W. 163.7 feet to an iron pin, N. 84-53 W. 224 feet to an iron pin, S. 88-17 W. 100 feet to an iron pin; thence with the line of Smith property S. 13-20 W. 716.2 feet to an iron pin; thence N. 74-45 E. 234.5 feet to an iron pin; thence S. 3-30 E. 257.4 feet to the point of beginning.

The above is the same property conveyed to the Grantors by J. R. Buchanan by deed dated May 12, 1970, recorded herewith.

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 1 PAGE 556

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Aug 19 71
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:14 O'CLOCK A.M. NO. 3461