

MORTGAGE OF REAL ESTATE GREENVILLE COUNTY, S. C. BY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1158 PAGE 571

JUN 24 4 59 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. FOR ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, O. H. OGLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto ESTON L. RODGERS

(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 Nine Hundred Nineteen and 40/100-----
----- Dollars (\$1,919.40) due and payable
on or before six (6) months from date hereof

with interest thereon from date at the rate of eight(8%) per centum per annum, to be paid: at maturity

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, being shown and designated as Lot 40 on the plat of Drexel Terrace, dated April 1, 1961, prepared by Piedmont Engineering Service, recorded in the Office of the RMC for Greenville County in Plat Book QQ at Page 177, and being more particularly described with reference to said plat as follows:

Beginning at a point on the easterly side of Dexter Drive at the joint front corner of Lots 39 and 40 and running thence N 11-37 W 115.0 feet with Dexter Drive to the joint front corner of Lots 40 and 41; thence turning and running with the joint line of Lots 40 and 41 N 80.0 E 175.0 feet to a point at the joint rear corners of Lots 40 and 41; thence turning and running with the joint line of Lot 40 and Lots 62 and 63 S 14-05 E 105.6 feet to a point at the joint rear corners of Lots 39 and 40; thence turning and running with the joint line of Lots 39 and 40 S 76-54 W 179.3 feet 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, satisfied and cancelled this Dec. 17, 1970.

Eston L. Rodgers

Witness W. R. Johnson Jr.

SATISFIED AND CANCELLED OF RECORD

21 DAY OF *Dec.* 1970

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

AT *10:59* O'CLOCK *A* M. NO. *14514*