

GREENVILLE (CO. S. C.)

JAN 26 9 45 AM '71

BOOK 1179 PAGE 143

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROCKWOOD ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM R. TIMMONS, JR.

(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 -----
SIX THOUSAND AND NO/100THS-----Dollars (\$6,000.00-----) due and payable

in equal monthly payments of \$50.00 beginning on February 21, 1971, and \$50.00 on the 21st day of each month thereafter until paid in full, with the right to anticipate payment in whole or in part before maturity,

with interest thereon from date at the rate of six (6%) -- per centum per annum, to be paid: semi-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, designated as Tracts No. 6, 7 and 8 on a plat of Boiling Springs Estates, prepared by C. O. Riddle, RLS, during July, 1961, recorded in the RMC Office for Greenville County in Plat Book YY at Pages 14-15, and said tracts having the courses and distances shown on said plat. The aforesaid tracts being located on the southern side of Waterloo Circle, and Tract No. 6 contains 5 acres, more or less, Tract No. 7 contains 1.92 acres, more or less, and Tract No. 8 contains 1.78 acres, more or less.

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.

Paid in full and satisfied this the 7th day of May 1971.

William R. Timmons Jr.

Witness John D. Wood

SATISFIED AND CANCELLED OF RECORD

20 11 May 1971
Ollie Farnsworth

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

AT 12:57 O'CLOCK P. M. NO. 27742