

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DECEMBER 20 1972
O.L.P.H. 7

MORTGAGE OF REAL ESTATE

BOOK 1217 PAGE 101

OLLIE FARNSWORTH
R.N.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS

Fulton H. McJunkin

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

James W. Ingold

(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

Two Thousand and No/100-----Dollars (\$ 2,000.00) due and payable

on or before January 3, 1972

with interest thereon from date at the rate of NO INTEREST 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, situated, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, as shown on a plat of the property of Mallie S. Cox prepared in September, 1965, by C. O. Riddle, Registered Land Surveyor, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of a county road (iron pin offset 25 feet on the Northernmost edge of said road) and running thence down the center of said road, S. 47-03 W. 132 feet to a point in the center of said road (iron pin offset 25 feet); thence N. 48-52 W. 334.6 feet along the line of property of James Harold Smith to an iron pin; thence N. 45-03 E. 85.7 feet along the line of property of Bertha D. Campbell to an iron pin; thence N. 51-06 W. 216.2 feet to an iron pin corner of property of James W. and Bessie M. Smith; thence along the line of Smith property, N. 43-08 E. 57 feet to an iron pin, corner of property of James W. and Bessie M. Smith and Mallie S. Cox; thence S. 48-35 E. 556.7 feet along the line of property of Mallie S. Cox to the beginning corner, containing 1.26 acres, more or less.

THIS IS A PURCHASE MONEY MORTGAGE

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 639

SATISFIED AND CANCELLED OF RECORD

Ollie Farnsworth Jan 19 1972

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

AT 3:33 O'CLOCK P. M. NO. 18981