

This Mortgage made this 19th day of September 1961 between

J. L. L. S. hereinafter called the Mortgagor, and Deluxe Homes, hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Eight thousand four hundred ninety and 24/100 Dollars (\$8,490.24), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$58.96 commencing on the 1st day of January, 1962 and a like amount on the 1st day of each successive month thereafter until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

The first certain piece, parcel or lot of land, together with buildings and improvements thereon: commencing at the most Northwest corner of the Claude and Bill Center property and the most Northeast corner of the William Black property, thence running in an easterly direction along the most Southern edge of Gibson road 248 feet to the point of beginning; thence running in a southeasterly direction perpendicular to said road 100 feet to a point; thence running in an easterly direction parallel to said road 90 feet to a point; thence running in a northeasterly direction perpendicular to said road 100 feet to a point on the most Southern edge of said road; thence running in a westerly direction along the most Southern edge of said road 90 feet to the point of beginning.

The above piece, parcel or lot of land is intended to and shall include that portion of a on which subject premises shall build a home for J. L. S. about in October, 1961.

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vs. Ollie Farnsworth

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagor may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

This Mortgage Assigned to Atlas Mortgage Company on 10th day of February 1970. Assignment recorded in Greenville County, S.C. Book 1162 Page 177.

This Mortgage Assigned to Atlas Mortgage Co. & The Philadelphia Title Fund on 10th day of February 1970. Assignment recorded in Greenville County, S.C. Book 1162 Page 177.

"The Atlas Mortgage Company by their duly authorized officers, being the present owner and holder of this mortgage, do hereby declare the same to be fully satisfied, and authorize its cancellation of record this 3rd day of July 1970.

Atlas Mortgage Company
By Ralph Walter Vice President
Witness S. M. Seidman

SATISFIED AND CANCELLED OF RECORD
8 JULY 1970
Ollie Farnsworth
R. M. L. GREENVILLE COUNTY, S. C.
AT 2:19 O'Clock P. M. NO. 540