

DEC 8 9 31 AM 1965

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

BOOK 1016 PAGE 63

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Carlos P. Garner and Mary Jo F. Garner,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gary G. Wells

(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/100-----Dollars (\$ 6,000.00) due and payable

Due and payable at the rate of \$275.00 per month beginning on the 10th day of December, 1965 and continuing on the 10th day of each and every month thereafter until paid in full.

with interest thereon from no interest at the rate of 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, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, containing 4.5 acres, more or less, and being known and designated as Lot No. 2 of Rolling Green Real Estate Co., as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "XX", at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rolling Green Circle at the joint front corner of Lots 1 and 2 and running thence along the line of Lot 1, N. 3-30 W. 508 feet to an iron pin; thence S. 83-59 E. 479 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence along the line of Lot 3, S. 10-45 W. 436 feet to an iron pin on the northern side of Rolling Green Circle; thence along Rolling Green Circle, S. 85-30 W. 365 feet to the beginning corner.

The above is the same property conveyed to the mortgagors by the mortgagee herein by deed recorded in the R. M. C. Office for Greenville County.

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.

I declare this mortgage paid in full this thirty-first day of October 1967.

Gary G. Wells (Seal)

Witness Helen T. Wells

SATISFIED AND CANCELLED OF RECORD

1 DAY OF Nov. 1967

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

AT 4:38 O'CLOCK P M. NO. 12741