

MORTGAGE OF REAL ESTATE—^{JAN 30 2 47 PM 1967} John W. Myrick, John S. Moore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

} OLLIE FARMER R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Yancy E. Pickens and Joyce K. Pickens

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Myrick

(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 THREE THOUSAND SIXTY FIVE AND 60/100THS - - - - - Dollars (\$ 3,065.60) due and payable on or before 36 months after date

with interest thereon from date at the rate of Six per centum per annum, to be paid: 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, being known and designated as Lot No. 32 on Extension of Brookforest recorded in Plat Book 00 at page 334 in the RMC Office for Greenville County, S.C., said lot having a frontage of 80 feet on the west side of Fairmont Avenue, a parallel depth of 135.5 feet and a rear width of 80 feet.

This is a purchase money mortgage and is given to secure the balance due on the purchase price of the within described property and is junior in lien to that certain mortgage of The Prudential Insurance Company of America recorded in Mortgage Book 920 at page 283 in the RMC 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.

*This mortgage paid to my satisfaction in full
4/20/69.*

John W. Myrick

Witness H. Parker Edwards

SATISFIED AND CANCELLED OF RECORD
1 DAY OF *May* 19 *69*
Ollie Farmer
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:30* O'CLOCK *A*. M. NO. *26042*