

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1049 PAGE 363

FILED
GREENVILLE CO. S. C.

FEB 3 2 59 PM 1967

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Henry R. McCauley, Jr. and Patricia H. McCauley

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. Childress

(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 FIVE THOUSAND AND NO/100THS-

----- Dollars (\$ 5,000.00) due and payable
in annual installments of \$1,000.00 each, together with accrued interest,
commencing on the 1st day of February, 1968, and a like payment on the 1st
day of February each year thereafter until paid in full, with privilege to
prepay any or all of the remaining balance at any time without penalty
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, containing 1.26 acres, more or less, off the southwestern side of Roe Ford Road, in Paris Mountain Township, being known and designated as a portion of Lot No. 6 as shown on a plat prepared by Piedmont Engineering Service dated January 4, 1949, entitled "Property of Henry R. McCauley" and recorded in the RMC Office for Greenville County, S.C. in Plat Book PP at page 195, and having according to a more recent plat prepared by C. O. Riddle dated August 21, 1958, entitled "Property of Henry R. McCauley", and recorded in the RMC Office for Greenville County, S.C. in Plat Book PP at page 195, the following metes and bounds:

BEGINNING at an iron pin on the northwestern property line of Lot No. 6, which iron pin is located S. 25-47 W. 525 feet from an iron pin in or near Roe Ford Road, and running thence with the said northwestern property line of Lot N. 6, S. 25-47 W. 250 feet to an iron pin; thence with the line of other property of Henry R. McCauley the following courses and distances: S. 64-13 E. 220 feet to an iron pin; thence N. 25-47 E. 250 feet to an iron pin; thence N. 64-13 W. 220 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed recorded in Deed Book 607 at page 09.

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 5 PAGE 259

SATISFIED AND CANCELLED OF RECORD
37 DAY OF July 19 72
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:37 O'CLOCK P. M. NO. 21017