

MAR 7 3 30 PM 1967

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. O. MORTGAGE OF REAL ESTATE

BOOK 1051 PAGE 467

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Joe E. Girardeau and George M. Girardeau, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. B. McCorkle, Trustee,

(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 Sixteen Thousand One Hundred Sixty and 58/100-----

-----Dollars (\$ 16,160.58--) due and payable

The sum of One Hundred One and 68/100 Dollars (\$101.68) commencing March 1, 1967, and One Hundred One and 68/100 Dollars (\$101.68) each month thereafter up to and including March 1, 1970, and the further sum of Three Hundred Fifty Dollars (\$350.00) the first day of April, 1970, and the sum of Three Hundred Fifty Dollars (\$350.00) the first day of each month thereafter until paid in full with interest thereon from date at the rate of Six (6%) 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, Greenville Township, being known and designated as a portion of lot 19 and 20 as shown on an unrecorded plat of Verner Lands prepared by W. A. Hutson, Surveyor, and being more particularly described according to a recent survey of said premises as follows:

BEGINNING at a point on the south side of McCrary Street, which point is 100 feet west of the intersection of McCrary Street and the Old Buncombe Road and running thence through lots 20 and 19, S. 13-27 W. 137 feet to a point; thence N. 78-16 W. 104.56 feet to a point; thence N. 13-45 E. 67 feet to the joint rear corner of lots 19 and 20; thence with the joint line of said lots, S. 76-36 E. 20 feet to a point; thence through lot 20, N. 13-27 E. 73 feet to a point on the south side of McCrary Street; thence with said street, S. 76-36 E. 83 feet to the point of Beginning.

ALSO: ALL that lot of land with the buildings and improvements thereon, situate at the southwest corner of the intersection of Old Buncombe Road and McCrary Street, near the City of Greenville, Greenville County, South Carolina, being shown as a portion of lots 19 and 20 on plat of Verner Lands made by W. A. Hutson, Surveyor, and having according to a survey made by J. C. Hill, Surveyor, May 22, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Old Buncombe Road and McCrary Street and running thence along the west side of Old Buncombe Road S. 13-27 W. 134 feet to an iron pin; thence N. 78-16 W. 104 feet to an iron pin; thence N. 13-27 E. 136.9 feet to an iron pin on the south side of McCrary Street; thence along the south side of McCrary Street S. 76-36 E. 100 feet to the Beginning corner.

Together with all and singular rights, members, herditaments, 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.

Paid and satisfied in full this 24th day of March 1970.

R. B. McCorkle Trustee

Witness Fred N. McDonald

SATISFIED AND CANCELLED OF RECORD
25 DAY OF Mar 19 70
Ollie Farnsworth

R. M. O. FOR GREENVILLE COUNTY, S. C.
AT 2:22 O'CLOCK P. M. NO. 20859