

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

MAR 21 2 40 PM 1967

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE FARNSWORTH
R. M. C.

WHEREAS, Clifford H. Dill

(hereinafter referred to as Mortgagor) is well and truly indebted unto I & S Builders, Inc.

(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 Hundred and Twenty-Five-----

----- Dollars (\$ 325.00-----) due and payable

upon demand-----

with interest thereon from date at the rate of 7 per centum per annum, to be paid: quarterly

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 Paris Mountain Township, containing 1 (one) acre, more or less, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of Gibson Road, at the Northeast corner of a 38.83 acre tract as shown on a plat of Dewey L. Hollingsworth Property recorded in Plat Book "FFF", at Page 169, and running thence along the center of said road N. 72-15 W. 210 feet to a point; thence along a new line S. 24-35 W. 210 feet to a point; thence along a new line S. 72-15 E. 210 feet to a point on the F. T. Adams line; thence along the line of Adams and Cothran Property N. 24-35 E. 210 feet to the point of beginning.

Being a portion of the property conveyed to the grantor by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 396 at Page 251.

This is the same property conveyed to Clifford H. Dill by D. L. Hollingsworth by deed dated March 28, 1966, recorded in Deed Book 794 at Page 564 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.

Paid in full, satisfied and cancelled this 1st day of May 1969.

I & S Builders Inc.

By Charles W. Shearman

Witness Addie M. Shearman

SATISFIED AND CANCELLED OF RECORD

9 DAY OF May 1969

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

AT 4:23 O'CLOCK P M. NO. 26827