

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1864

MORTGAGE OF REAL ESTATE

JUL 25 12 22 PM 1967 WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.
I,

WHEREAS,

Lella A. Grumbles,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Elsie A. Claburn

(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

Two Thousand

Dollars (\$ 2,000.00) due and payable

one (1) year after date hereof, with privilege of paying said sum or any part thereof at any time prior to maturity,

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, and having the following metes and bounds, to wit:

BEGINNING at the northwest corner of property heretofore sold by W. G. Serrine to T. H. Frady and subsequently owned by Viola G. Frady, and running thence with the Frady line S. 10-30 E. 1262 feet to the center of Poinsett Branch; thence down and with the center of said Branch as the line the following courses and distances: S. 40-11 W. 58 feet; S. 50-15 W. 100 feet; S. 84-46 W. 190 feet; S. 82-26 W. 182 feet to line of property of R. T. and Lillie Mae Vaught; thence with the Vaught line, N. 13 W. 715 feet to iron pin; thence N. 3 E. 156.6 feet to twin poplars; thence N. 19 W. 205 feet; thence N. 12 W. 314 feet to iron pin; thence N. 28 E. 547 feet to the point of beginning, containing 16.09 acres, more or less.

ALSO: That certain strip of land situate in said county and State lying north of the Vaught property and extending west from the tract of land above described to the Saluda Dam Road, subject to a public road leading east from the Saluda Dam Road to the property of Frady and others.

The property above described is the same that was conveyed to me by deed from W. G. Serrine, dated September 7, 1951, and recorded in the R. M. C. office for said County of Greenville in Deed Book 441 at page 460.

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 in full this 17th day of April 1970.
Ed. H. Claburn, Ex. Estate of Elsie A. Claburn
Witness Ronald K. Edwards
Janice R. Bryant*

SATISFIED AND CANCELED OF RECORD
17 DAY OF April 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:54 O'CLOCK A. M. NO. 24650