

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 5 4 40 PM 1967

MORTGAGE OF REAL ESTATE

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

WHEREAS, J. Thomas Atkinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alvin A. Forest

(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 Twenty-two Thousand Four Hundred and No/100

Dollars (\$ 22,400.00) due and payable

due and payable Three Hundred Seventy-six and 55/100 (\$376.55) Dollars on the 1st day of each month commencing January 1, 1968; payments to be applied first to interest, balance to principal; balance due December 1, 1973, with the privilege to anticipate payment of part or all at any time after December 31, 1967,

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: monthly

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 Butler Township, containing 6.29 acres, more or less, and being shown on a plat of Property of Alvin A. Forest by C. O. Riddle, RLS, dated October 9, 1964, and recorded in the RMC Office for Greenville County in Plat Book MMM, page 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pelham Road at the corner of property now or formerly belonging to H. Harold Tarleton, et al, and running thence S. 38-26 W. 239.6 feet to an iron pin; thence S. 41-19 E. 224.4 feet to an iron pin; thence along the line of property now or formerly belonging to Richard F. Watson, Jr., S. 45-18 W. 410.8 feet to an iron pin; thence S. 60-29 E. 287.7 feet to an iron pin; thence along the line of property now or formerly belonging to South Carolina Highway Department, S. 0-26 W. 166.1 feet to an iron pin on right-of-way of U. S. Highway I-385; thence along said right-of-way and following the curvature thereof, the chords being N. 84-59 W. 149.3 feet to a concrete monument, N. 81-27 W. 100 feet to an iron pin, N. 74-50 W. 100 feet to an iron pin, N. 69-34 W. 53.9 feet to a concrete monument and N. 68-18 W. 71.2 feet to an iron pin; thence along the line of property now or formerly belonging to Thomas W. Graham N. 45-28 E. 137.5 feet to an iron pin; thence along the line of property now or formerly belonging to Thomas S. Inglesby, Jr., N. 4-41 E. 853 feet to an iron pin on Pelham Road; thence along the southern side of Pelham Road and following the curvature thereof, the chords being S. 64-42 E. 104 feet to an iron pin, S. 72-31 E. 100 feet to an iron pin, S. 80-38 E. 100 feet to an iron pin, and S. 87-06 E. 48.9 feet to the beginning corner.

The above-described property is the same conveyed to me by the mortgagee herein, and this mortgage is given to secure payment of a portion of the purchase price.

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 20 PAGE 750

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Jan. 1974
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 11:44 O'CLOCK P. M. NO. 17435