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BOOK 1073 PAGE 301

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARM MORTGAGE OF REAL ESTATE
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JOHN W. EGAN, JR. and DEMETRIA P. EGAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES R. MANN, ATTORNEY,

(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 Six Hundred Seventy-eight and No/100----- Dollars (\$ 2,678.00) due and payable in thirteen (13) equal monthly installments of Two Hundred Six and No/100 (\$206.00) Dollars each, commencing November 2, 1967, with the privilege to anticipate payment at any time, maturity

with interest thereon from ~~the~~ at the rate of seven 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 head 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, near the City of Greenville, on Wentworth Street being known and designated as Lot No. 116 of Chestnut Hills No. 1 according to plat recorded in the RMC Office for Greenville County in Plat Book QQ, at page 83, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Wentworth Street at the joint front corner of Lots Nos. 115 and 116, which point is 241.65 feet from the intersection of said street and Folkstone Street, thence running S. 70-26 E. 123.8 feet to a point; thence S. 17-33 W. 86 feet to a point; thence N. 67-49 W. 128.5 feet to a point on the eastern side of Wentworth Street; thence with said street N. 22-25 E. 22.45 feet to a point; thence continuing with said street N. 20-06 E. 57.55 feet to the point of beginning.

The above-described property is the same conveyed to us by Charles M. Carroll by deed dated January 19, 1963, and recorded in the RMC Office for Greenville County in Deed Book 715, at page 15.

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 new 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 7 day of April 1969.

*James R. Mann Atty.
Attorney James R. Mann
John F. Mann*

SATISFIED AND CANCELLED OF RECORD
____ DAY OF _____ 19 ____

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ M. NO. _____