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MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARRNSWORTH  
R. M. C.

BOOK 1035 PAGE 321

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. J. BULL

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. V. CARUTHERS, JR. and DARLENE G. CARUTHERS

(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 Seven Thousand and no/100 -----

Dollars (\$ 7000.00 ) due and payable

\$100.00 per month beginning thirty (30) days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of Six 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, and being the greater portion of Lot 101 on a plat of the property of Greenville Motor Boat Club, Inc., which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "BB", Page 111, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Club Circle at the joint front corner of the lot herein conveyed and that certain lot containing .34 of an acre, more or less, heretofore conveyed by W. V. Caruthers, Jr., et al, to C. J. Bull, and running thence with Club Circle, the following courses and distances: S. 29-41 W., 87.6 feet; S. 30-09 W., 175 feet; S. 47-12 W., 100 feet; S. 76-19 W., 63 feet; N. 59-55 W., 21.9 feet; and N. 16-16 W., 76.8 feet to an iron pin; thence S. 73-44 W., 20 feet to an iron pin; thence S. 86-04 W., 131.9 feet to an iron pin at the high water mark of Saluda River; thence with the high water mark of said river, the following traverses and distances: N. 40-21 E., 141 feet; N. 31-22 E., 100 feet and N. 27-19 E., 240.2 feet to an iron pin at the corner of lot No. 48; thence with the line of lot 48, S. 42-02 E., 113 feet to an iron pin; thence S. 61-58 E., 22 feet to an iron pin; thence S. 55-40 E., 134 feet to the point of beginning.

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.

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Oct. 1973  
Dessie L. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11:47 O'CLOCK P. M. NO. 11669

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 19 PAGE 584