

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 26 3 15 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1049 PAGE 09

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, -----JULIA E. TRAXLER

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

(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 Four Thousand, Two Hundred and No/100-----Dollars (\$4,200.00) due and payable in equal quarterly installments, the first installment of \$105.00 being due and payable on March 1, 1967 and an equivalent amount payable on the 1st day of each 3rd month thereafter until the balance due hereunder is paid, with power in the maker hereof to anticipate and pay off any balance due hereunder prior to maturity without penalty therefor.

with interest thereon from date at the rate of Six (6) 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 Mortgagee 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, City of Greenville, on the southerly side of Cammer Avenue and being known and designated as Lot No. 39 according to plat of Augusta Road Hills prepared by Dalton and Neves, dated December, 1940 as revised through October, 1941, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "M" at Page 33, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the southerly side of Cammer Avenue at joint front corner of Lots 39 and 40, said pin being 411.4 feet from iron pin in the southwest corner of the intersection of Cammer Avenue and Low Hill Street, running thence along the said joint line, S. 47-50 E. 165 feet to an iron pin at joint rear corner of Lots 39 and 40; thence along the rear line of Lot 54 S. 42-10 W. 60 feet to an iron pin at joint rear corner of Lots 38 and 39; thence along the said joint line N. 47-50 W. 165 feet to an iron pin on the southerly side of Cammer Avenue at joint front corner of Lots 38 and 39; thence along said Cammer Avenue N. 42-10 E. 60 feet to an iron pin; 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 765

SATISFIED AND CANCELLED OF RECORD

11 DAY OF June 1973

Annice S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 5:00 O'CLOCK P. M. NO. 35781