

OCT 26 11 39 AM 1968

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ^{OLLIE FARNWORTH} We, M. T. C. Moore and Gladys B. Moore, jointly and severally, are (hereinafter referred to as Mortgagor) is well and truly indebted unto Calvin Company, its successors and assigns,

(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 Five Thousand (\$5,000.00) Dollars (\$ 5,000.00) due and payable in successive equal quarterly instalments of One Hundred Twenty-Five (\$125.00) Dollars each, plus interest, first instalment due and payable three (3) months after date hereof, and a like instalment each three (3) months thereafter, with interest, until the principal sum, with interest, has been paid in full, with the privilege of paying the unpaid balance or any part thereof at any instalment payment date before maturity, six 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 Mortgagee'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, about 3 and 1/2 miles from the Greenville County Court House, and designated as lot No. 2-A on revised plat of a subdivision known as Maple Acres, made by W. J. Riddle, Surveyor, March 30, 1954, and according to said plat having the following metes and bounds, to wit:

BEGINNING at a point on the north side of North Franklin Road, joint corner of lots Nos. 1-A and 2-A, and running thence with joint line of said lots, N. 12-49 E. 147.6 feet to a point in line of lot No. 3-A, also shown on said plat; thence with line of said lot 3-A, S. 75-30 E. 170.2 feet to a point in Chastain Drive; thence with the west side of said Chastain Drive, S. 71-30 W. 122.8 feet to a point on the west side of said drive, near the North Franklin Road; thence in a curve to a point on the north side of said North Franklin Road, the distance by way of a straight line between said points being 22.1 feet; thence with the north side of said North Franklin Road 90 feet to the beginning corner; subject, however, to the Restrictive Covenants applicable to said subdivision and recorded in the R.M.C. Office aforesaid in Deed Book 485 at page 34 and following pages.

The above mentioned property is the same that was conveyed to us by deed from C. O. Vaughn, dated April 3, 1954, and recorded in the R.M.C. Office for Greenville County in Deed Book 497 at page 284.

The plat above referred to is of record in the R.M.C. Office for Greenville County in Plat Book HH at page 43.

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 and satisfied in full this the 9th day of December 1968.

*Calvin Company
By Helen J. Cashion, a partner
Witness Bonnie M. Morris
Sarah L. Campbell*

SATISFIED AND CANCELLED OF RECORD
26 DAY OF Feb. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:47 O'CLOCK P. M. NO. 20266