

MORTGAGE OF REAL ESTATE

FEB 6 3 48 PM 1963

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Earl A. Durham

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oscar Hodges Jr. and Sara S. Hodges

(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 **three thousand dollars**

Dollars (\$3,000.00) due and payable

at the rate of seventy-five dollars (\$75.00) each quarter hereafter until paid in full, the first payment to be due on May 2, 1963, and the remaining payments to be made on the second day of each and every August, November, February and May thereafter until paid in full, with interest to be paid each quarter in addition to said \$75.00 payment said interest to be computed at the rate of 7% per annum on the unpaid balance with interest thereon from date at the rate of seven 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 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 in Greenville Township, on the south side of Columbia Avenue being known as Lots Nos. 7, 8, 9, and 10 of Block O, of plat of Riverside made by P. H. Foster in October, 1909, and recorded in the R. M. C. Office for Greenville County in Plat Book A at page 323, and being described as follows:

BEGINNING at an iron pin on the south side of Columbia Avenue, 64 feet west of the southwest corner of the intersection of Columbia Avenue and Sumter Street being the joint front corner of Lots 10 and 11, and running thence along the line of Lot No. 11, S. 10-15 W. 125 feet to a point on the north side of an alley; thence with said alley N. 79-45 W. 200 feet to the joint rear corner of Lots 6 and 7; thence with the line of Lot No. 6, N. 10-15 E. 125 feet to a point on the south side of Columbia Avenue; thence with Columbia Avenue, S. 79-45 E. 200 feet to the beginning corner.

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.

Paid + Satisfied 5-10-65

Oscar Hodges, Jr.

Sara S. Hodges

Witness

Maude H. Mich...

RECORDED AND CANCELLED BY RECORDER
13 MAY 1963
Ollie Farnsworth
3:47 PM P. 21589