

MORTGAGE OF REAL ESTATE

APR 4 10 27 AM 1963

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, GEORGE E. ROSS and Margaret B. ROSS

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. A. BURNS

(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 FIVE HUNDRED AND NO ONE-HUNDREDTHS-----Dollars (\$ 3,500.00) due and payable

In equal monthly payments of \$25.00 per month beginning on May 1, 1963, and \$25.00 on the first day of each month thereafter until paid in full, with the right to anticipate payment at any time before maturity.

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: semi-annually

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:

LOT NO. 1

"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, Butler Township, having the following courses and distances to-wit:

BEGINNING at an iron pin on the northwest side of the Ridge Road, and running thence S. 37-00 W. 100 ft. to an iron pin; thence N. 53-00 W. 100 ft. to an iron pin; thence N. 37-00 E. 100 ft. to an iron pin; thence S. 53-00 E. 100 ft. to the beginning corner.

It is understood that this is a first mortgage on the property described above.

LOT NO. 2

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, about seven and one-half miles east of Greenville Court House, on the south side of the Greenville-Pelham Road, containing four (4) acres, and described in a plat by W. S. Riddle, Surveyor, as follows:

BEGINNING on a point or pin in the center of said road, same being east corner of Henry McIntyre land, and running thence N. 21-30 E. 338 ft. to an iron pin; thence N. 54-51 E. 358 ft. to a rock, Henry McIntyre corner; thence N. 23-20 W. 641 feet to a point or pin in the center of said road; thence with the center of said road in an easterly direction to the beginning corner a distance of 305.5 feet.

It is understood that this mortgage is a second mortgage on the property described above.

It is understood that Lot No. 1 above is the same property described in Deed Book 300 at Page 79, and that Lot No. 2 above is the same property described in Deed Book 481 at Page 252.

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.

This mortgage paid in full this 8th day of December 1967.

M. A. Burns

*witness Nancy Collins
Patrick C. Fant*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Jan. 1968

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:45 O'CLOCK A. M. NO. 18221