

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
FILED
GREENVILLE CO. 1964

949 PAGE 481

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WHEREAS, Cyvia S. Rosenfeld

OLLIE FARNSWORTH
R. M. C.

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

The Citizens and Southern National Bank of South Carolina

(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 Twenty-Five Thousand and no/100-----

-----Dollars (\$ 25,000.00) due and payable in monthly installments of Two Hundred Sixty-Eight and 25/100 (\$268.25) Dollars, which amount includes interest at the rate of five and one-quarter (5 $\frac{1}{4}$) per cent per annum, payments applied first to interest and the balance to principal, the first payment being due on March 10, 1964, and on the 10th day of each and every month thereafter until paid in full, the final payment being due on February 10, 1974, with the right to anticipate payment in whole or in part at any time, with interest thereon from ~~the~~ maturity at the rate of 5 $\frac{1}{4}$ per centum per annum, to be paid: 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:

~~ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the western side of South Pleasantburg Drive (South Carolina Highway Number 291, also known as U. S. Highway Number 291), at the north-western intersection of West Antrim Drive, and being shown as Lot No. 1 on a plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book DDD, Page 53, and having, according to said plat, the following metes and bounds, to-wit:~~

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, on the western side of South Pleasantburg Drive (South Carolina Highway Number 291, also known as U. S. Highway Number 291), at the north-western intersection of West Antrim Drive, and being shown as Lot No. 1 on a plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book DDD, Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of South Pleasantburg Drive, at the joint front corner of property of FCX Cooperative Service, Inc., and thence with the joint line of said lots, N 56-11 W 138 feet; thence with the line of the property of Fairlane Finance Company, S 33-49 W 89.4 feet to an iron pin on the northern side of West Antrim Drive; thence with the northern side of West Antrim Drive, S 56-11 E 107.1 feet to a point; thence with the northwestern intersection of West Antrim Drive and South Pleasantburg Drive, the following chords: S 84-13 E 32.4 feet to a point; thence continuing, N 51-34 E 28 feet to a point on the western side of South Pleasantburg Drive; thence with the western side of South Pleasantburg Drive, N 26-11 E 47.7 feet to the point of beginning. Together with any property of the mortgagor within said streets adjacent to the property described above, over which the South Carolina Highway Department has a right of way. BEING the same conveyed to the mortgagor by deed of KEK Co., Inc., to be recorded herewith.

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 THE MORTGAGEE:

SATISFACTION OF THE MORTGAGEE:

SATISFIED AND CANCELED ON RECORD
J. M. C. OFFICE
FEB 20 1964