

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

NOV 18 2 42 PM 1964
MORTGAGE OF REAL ESTATE

BOOK 959 PAGE 21

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE JENKINS
R.M.C.

WHEREAS, J. O. Estes and Ruby C. Estes,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, 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

Thirty Five Thousand and No/100----- Dollars (\$ 35,000.00) due and payable on demand

with interest thereon from date at the rate of 5 1/2% per centum per annum, to be paid: at maturity

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, known and designated as the eastern half of Lot 85 of Chanticleer, as shown by a revised plat of Lots 83, 84 and 85 of Chanticleer made by R. K. Campbell, Engineer, dated September 25, 1963, and of record in the R.M.C. Office for Greenville County, said eastern half having the following metes and bounds:

Beginning at an iron pin on the southern side of East Seven Oaks Drive at the joint front corner of Lots 85 and 86 and running thence with the southern side of East Seven Oaks Drive, S. 82-19 W. 60 feet to a pin; thence S. 3-40 E. 190 feet to a pin; thence N. 68-28 E. 50.5 feet to a pin at the joint rear corner of Lots 85 and 86; thence with the line of Lot 86 N. 0-06 E. 179.6 feet to the beginning corner.

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina known and designated as Lot 86 of Chanticleer, as shown by a plat entitled Chanticleer, Inc. prepared by R. K. Campbell dated September 29, 1962 recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 97 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of East Seven Oaks Drive, joint front corner of Lots 85 and 86 and running thence S. 0-06 W. 179.6 feet to a point; thence running S. 84-56 E. 100 feet to a point; thence running N. 6-18 E. 186.4 feet to a point on East Seven Oaks Drive; thence running along said drive N. 84-01 W. 60 feet to a point; thence continuing with said drive S. 86-57 W. 60 feet to 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.

paid in full and satisfied this 6th day of November, 1964.

*Southern Bank and Trust Company
Greenville, South Carolina*

By: S. H. Hunt

*Meta L. Stone
Witness*

By: Earl Lewis

*Mary E. Watts
Witness*

SATISFIED AND CANCELLED OF RECORD

9 DAY OF *Nov* 1964
Ollie Jenkinson

R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 10:30 O'CLOCK A.M. NO. 13627