

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

APR 30 5 12 PM 1965

1204-10

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 993 PAGE 201

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert H. Longstreet and Beulah S. Longstreet

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Company, Inc.

(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 TWO THOUSAND SIX HUNDRED THIRTY-FIVE and No/100

Dollars (\$ 2,635.00) due and payable

on the 7th day of October, 1965, without interest, and

October 7, 1965

with interest thereon from date at the rate of ~~6.00~~ per centum per annum, to be paid

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, in Butler Township, containing 45.00 acres more or less, and constituting the greater portion of a tract of land originally containing 50½ acres, as shown on a plat prepared by Jno. M. Cureton, Surveyor, dated March 14, 1900 and recorded in the R.M.C. Office for Greenville County in Plat Book FF, at page 305, and having the following metes and bounds, courses and distances:

BEGINNING at an iron pin at the joint corner of the within conveyed premises and other property of the mortgagors and running thence N. 74 W. 5.17 chains to a pine; thence S. 22 3/4 E. 4.80 to a stone; thence S. 79½ W. 11.23 to a stone; thence S. 23 W. 1.17 to a stone on a branch; thence S. 13 E. 9.35 to a pine; thence S. 5½ E. 4.27 to a stone; thence S. 42 E. 2.70 to a post oak; thence S. 15 W. 12.00 to a stone formerly a pine knot; thence S. 71½ E. 2.24 to a stone; thence N. 39¼ E. 9.20 to a stone; thence S. 45 E. 10.60 to a stone; thence N. 16 E. 12.80 to a stone; thence N. 62½ E. 2.90 to an iron pin, joint corner of the within conveyed premises and other property of the grantors; thence along line of other property of the grantors N. 28-00 W. 9.60 to an iron pin; thence N. 14-00 W. 12.35 to an iron pin, the beginning corner.

LESS HOWEVER: a small lot of land conveyed by G. H. Ross during his lifetime to G.E. Ross by deed dated April 13, 1946, recorded in the R.M.C. Office for Greenville County in Deed Book 300 at page 79, reference hereby being made to said deed for a more particular description of the premises.

The above described parcel constitutes the greater portion of a 50½ acre tract conveyed to G. H. Ross by T. C. Ross by deed dated March 14, 1900 and recorded in the R.M.C. Office for Greenville County in Deed Vol. GGG at page 101. The said T.C. Ross died testate on December 18, 1952 (See Apt. 616 File 40, Probate Court, Greenville County), the mortgagors herein are the sole devisees under the will of the aforementioned G. H. Ross.

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 THIS MORTGAGE SEE SATISFACTION BOOK 11 PAGE 310

SATISFIED AND CANCELLED OF RECORD

29 29 DAY OF Oct 19 72 Elizabeth Reddle R. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:53 O'CLOCK A. M. NO. 12551