

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1003 PAGE 467

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Forrest S. Caton

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. D. Case

(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 Sixty - - - - - Dollars (\$3,060.00) due and payable

60 days after date

maturity

with interest thereon from ~~6%~~ at the rate of 6 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 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, Fairview Township, and near the corporate limits of the Town of Fountain Inn, known and designated on a plat of the subdivision known as Sunset Heights as Lot No. 29, said plat of record in the R M C Office for Greenville County, S. C., in Plat Book 00, Pages 314 through 317, and having the following metes and bounds, to-wit: Beginning at an iron pin, joint front corner of said Lot #29 and rear corner of Lot No. 15, said point being 200 feet from the intersection of Looneybrook Drive and Georgia Road and running thence S. 63-27 W. 200 feet to an iron pin; thence S. 24 E 91.6 feet to an iron pin; thence N. 66 E. 200 feet to an iron pin; thence N. 24 W., 100 feet to an iron pin, the point of beginning.

This being the same lot of land this day conveyed to the mortgagor by deed of John B. Smith, Jr., to be recorded.

It is understood and agreed that this mortgage is second or junior in lien to a real estate mortgage over the premises executed to the Fountain Inn Federal Savings & Loan Association on the 11th day of April, 1964, of record in said R. M. C. Office in Real Estate Mortgage Book 955, Page 454, in the principal amount of \$9,000.00 - Said mortgage still of full force and effect.

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.

SATISFIED AND CANCELLED OF RECORD

27 DAY OF Sep. 1965

Ollie Farnsworth

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

AT 12:03 O'CLOCK P.M. NO. 9797

*Paid and Satisfied in full, this the 27th day of September, 1965
C. D. Case
Witnesses: Wm. Babb, Jr.
Mrs Perry Ayers*

FILED
GREENVILLE CO. S. C.
AUG 6 2 32 PM 1965
OLLIE FARNSWORTH