

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1013 PAGE 411

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, BILLY SWAYNGHAME,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. B. GOSNELL

(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, Four Hundred and Eighty and No/100 Dollars (\$ 3,480.00) due and payable

Thirty-Five (\$35.00) Dollars on the 1 day of ~~November~~^{December} 1965, and
Thirty-Five (\$35.00) Dollars on the same day of each succeeding month, until
paid in full, the payment to be applied first to the interest and then to the principal.
with interest thereon from date at the rate of six per centum per annum, to be paid monthly.

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, lying and being on the southwesterly side of Donaldson Street, in Greenville Township, near the City of Greenville, being shown and designated as Lot Number Eighty-Four (84) in Section Three (3), on a plat entitled "Subdivision of Victor-Monaghan Mills", recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "S" at pages 179-181, said lot fronting Seventy-Five (75) feet on the northeasterly side of Donaldson Street and having a depth of Ninety-Two and one-tenth (92.1) feet on the southeasterly side, a depth of Ninety-Two and nine-tenths (92.9) feet on the northwesterly side, and being Seventy-Five (75) feet across the rear, being the same property conveyed to the grantor by Frank J. Smith by deed dated Jan. 16, 1962, recorded in the R. M. C. Office for Greenville County, in Deed Book 690 at Page 348.

This mortgage is to secure the unpaid balance of the purchase price of this property.

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.

NOTIFIED AND CANCELLED OF RECORD
7th DAY OF Mar 1978
Dorrie S. Tankersley
FOR GREENVILLE COUNTY, S. C.
2:37 O'CLOCK P. M. NO. 26154

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 55 PAGE 683