

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 19 2 14 PM 1967

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Frank McAlister, Ruby McAlister, Huck E. Brooks and Barbara Brooks, (hereinafter referred to as Mortgagor) is well and truly indebted unto Vivian W. Workman and Virginia Workman

(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 One Thousand Five Hundred Fifty -----

----- Dollars (\$ 1,550.00) due and payable One Hundred (\$100.00) Dollars per month beginning February 1, 1967 and each month thereafter until August 1, 1967, at which time the balance, if not sooner paid, shall be due and payable. The right to prepay any part or all of the balance at any time is reserved.

with interest thereon from date at the rate of 6% 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, being known and designated as Lot No. 271 of Augusta Acres, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Churchill Circle at the joint front corners of Lots Nos. 270 and 271, and running thence with the joint line of said lots, N 80-36 E 485 feet, more or less, to a point at the center of the Old River Bed of Reedy River; thence with the center of said Old River Bed of Reedy River in a northerly direction 340 feet, more or less, to a point at the joint rear corner of Lots Nos. M and 271; thence S 77-20 E 551 feet, more or less, to an iron pin on the eastern side of Churchill Circle; thence with the eastern side of Churchill Circle, S 8-53 W 205.1 feet, more or less, to a point; thence continuing with the eastern side of Churchill Circle, S 11-51 W 44.9 feet, more or less, to the point of beginning.

This is a purchase money mortgage, given to secure the balance of the purchase price.

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 and satisfied in full this 12th day of July 1967.

*Vivian W. Workman
Virginia Workman*

SATISFIED AND CANCELLED OF RECORD
19 DAY OF July 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:32 O'CLOCK P. M. NO. 2317