

FEB 2 3 59 PM 1967

BOOK 1049 PAGE 285

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frankie Brown,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Plumer Perkins

(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 Eight Hundred Seventy One and 89/100----- Dollars (\$ 1,871.89) due and payable

Forty and No/100 (\$40.00) Dollars to be paid on or before March 1, 1967; and Forty and No/100 (\$40.00) Dollars to be paid on or before the 1st day of each and every successive month thereafter until paid in full. All payments to be applied first to interest and then to 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, situate, lying and being on the western side of West Avenue and being known and designated as Lot No. Eleven (11) on a plat of PROPERTY OF J. R. WEST by Dalton & Neves, Engineers, dated December 1939, recorded in the RMC Office for Greenville County in Plat Book "D", Pages 312 through 317, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of West Avenue, joint corner of Lots 10 and 11, said pin being 609 feet North from the Northwestern corner of the intersection of Easley Bridge Road and West Avenue, and running thence with Lot 10 S. 73-45 W. 170.5 feet to an iron pin; thence running N. 14-45 W. 66 feet to an iron pin; thence with line of Lot 12 N. 73-45 E. 171 feet to a point on the western side of West Avenue; thence running along the western side of West Avenue S. 14-30 E. to the point of beginning.

Together with all and singular rights, members, hereditaments, 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 5 PAGE 213

SATISFIED AND CANCELLED OF RECORD

31 DAY OF Jan 1972

Ollie Farnsworth

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

AT 2:37 O'CLOCK P M. NO. 20692