

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 7 9 51 AM 1967
OLLIE FARNSWORTH
R. M. C.

BOOK 1062 PAGE 533

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: G. Barron Culbertson

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. B. Culbertson

(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 Four Thousand and No/100-----

Dollars (\$4,000.00---) due and payable
Eight Hundred and No/100 (\$800.00) per year for five (5) years
with interest payable annually on the declining balance.

with interest thereon from date at the rate of five (5) 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 being on the Northeasterly side of Plymouth Avenue, in the City of Greenville, S. C., being shown as Lot 19 on the plat of Knob Hill as recorded in the RMC Office for Greenville County, S. C. in Plat Book "DD" at Page 163, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Plymouth Avenue at a point 145.2 feet Southeast of the Easterly corner of the intersection of Plymouth Avenue and Brookdale Avenue, said pin being the joint front corner of Lots Nos. 18 and 19, and running thence along the joint line of said Lots N. 33-55 E. 198.8 feet to an iron pin; thence S. 58-32 E. 70.07 feet to an iron pin, joint rear corner of Lots Nos. 19 and 20; thence along the joint line of Lots Nos. 19 and 20 S. 33-55 W. 202 feet to an iron pin on the Northeasterly side of Plymouth Avenue; thence along the Northeasterly side of Plymouth Avenue N. 56-05 W. 70 feet to the point of beginning.

This being the same property heretofore conveyed to the mortgagor by deed of Martha E. Smith, dated October 13, 1958, and recorded in the RMC Office for Greenville County, in Deed Book 608 at Page 307. Property subject to restrictions recorded in Deed Book 483 at Page 377. This mortgage junior in lien to mortgage in favor of New York Life Insurance Company recorded in Mortgage Book 591 at Page 179.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 in full 3/15/69.
R. B. Culbertson
Witness - Mrs. R. B. Culbertson

SATISFIED AND CANCELLED OF RECORD
20 DAY OF *March* 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *8:54* O'CLOCK *A* M. NO. *22209*