

MORTGAGE OF REAL ESTATE—Office of **Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.**

BOOK **1063** PAGE **643**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

PURCHASE MONEY
MORTGAGE

FILED
GREENVILLE CO. S. C.
JUL 18 10 55 AM 1967
OLLIE FARRIS WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **The Trustees of the Protestant Episcopal Church of Upper South Carolina**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **A. Cecil Hodgens**

(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 **Eleven Thousand, Five Hundred Eighty Seven and 20/100** Dollars (\$ **11,587.20**) due and payable

\$2,317.44 one (1) year from date and a like amount on the same day of each year thereafter until paid in full;

with interest thereon from **date** at the rate of **six** 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**, near the City of Greenville, on the western side of Sulphur Springs Road, containing 2.72 acres, more or less, as shown on plat entitled "Property of A. Cecil Hodgens" dated May 4, 1967 by Piedmont Engineers and Architects, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the western side of Sulphur Springs Road, which point is located 450 feet south of Hiwassee Drive and running thence with Sulphur Springs Road S. 21-18 W. 150 feet to a point; thence continuing with said road S. 22-54 W. 100 feet to a point; thence leaving said road and running N. 64-00 W. 300 feet to a point; thence N. 25-36 W. 448.4 feet to a point; thence N. 59-30 E. 100 feet to a point; thence S. 29-55 E. 254.88 feet to a point; thence S. 68-42 E. 370 feet 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____ PAGE **417**

SATISFIED AND CANCELLED OF RECORD
DAY OF **July** 1967
Charles F. Todd
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT **10** O'CLOCK **P.** NO. **117**