

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 30 1 18 PM 1967

BOOK 1075 PAGE 47

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

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

WHEREAS, I, Roosevelt B. Sherman

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

Elmer P. Edwards

(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 Hundred and Twenty-two and 56/100 ----- Dollars (\$322.56 ---) due and payable

at the rate of Twenty Dollars (\$20.00) per month until principal and interest are paid in full.

with interest thereon from date at the rate of 7% 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, Chicksprings Township, School District 9-H, City of Greer, being shown and designated as Lot No. 1-D, Block No. 1, on a plat of property of the B.S. Sherman Estate, prepared by H.S. Brockman Surveyor, September 25th, 1942, and having the following courses and distances, to-wit:

BEGINNING at the western edge of a proposed fifteen foot road at the southeastern corner of said lot and running thence with said road, N 17-48 E. Seventy (70) feet to corner of Lot No. 1-E; thence as dividing line between Lots 1-D and 1-E, N. 72-12 W. Sixty-eight and six-tenths (68.6) feet to iron pin on the Earle Duncan Estate line; thence with that line, S. 17-48 W. Seventy (70) feet to an iron pin; thence dividing Lots 1-C and 1-D, S. 72-12 E. sixty-eight and six-tenths (68.6) feet to the point of beginning.

This property being deeded to the mortgagor by Herbert Sherman, dated Feb. 26, 1954 and recorded in Book 495, page 318, R.M.C. Office, Greenville, Ct

ALSO that certain lot of land designated as Lot 1-B of Block No. 1, as shown on plat of the B.S. Sherman Estate, by H.S. Brockman, Sept. 25, 1942 in Chicksprings Township, School District 9-H, said County and State, in the new western limits of the City of Greer, and having the following courses and distances, to-wit:

BEGINNING at the western edge of a proposed 15 foot road at the southeastern corner of said lot and running with said road N. 17-48 E. 70 feet to corner of Lot 1-C; thence as dividing line between 1-B and 1-C lots N. 72-12 W. 68.6 feet to iron pin on the Earle Duncan Estate line; thence with that line S. 17-48 W. 70 feet to iron pin; thence dividing 1-A and 1-B lots S. 72-12 E. 68.6 feet to the beginning corner.

This being the same property conveyed to mortgagor by deed recorded in Deed Book 452, page 99 in R.M.C. Office for Greenville County.

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.

SATISFIED AND CANCELLED BY RECORDS
1st DAY OF Sep. 1967
James J. [unclear]
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 1:30 O'CLOCK P.M. NO. 312

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 61 PAGE 4