

FILED  
GREENVILLE CO. S. C.

BOOK 1075 PAGE 505

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 6 3 23 PM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARRIS, AGT. TO WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, I, Nancy B. Edwards,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald E. Phillips and Patricia J. Ferguson,

(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 Ten Thousand

Dollars (\$10,000.00) due and payable

in annual installments of Three Thousand Three Hundred Thirty-Three Dollars and Thirty-Three (\$3,333.33) Cents, each, commencing October 23rd, 1968, the second installment on October 23rd, 1969, and the final installment on October 23rd, 1970,

with interest thereon from date at the rate of none per centum per annum, to be paid: None.

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, Oneal Township, being formerly a portion of the John W. and Betty J. Humphries property, as shown on a plat made by John A. Simmons, Registered Surveyor, dated October 12th, 1961, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of Milford Church Road and Groce Meadow Road, and running thence with the center of Milford Church Road S. 86-10 E. 115 feet; thence continuing with the middle of Milford Church Road S. 87-24 E. 284 feet to a nail; thence continuing with the middle of Milford Church Road N. 87-25 E. 182.6 feet to a nail; thence continuing with the middle of Milford Church Road N. 83-10 E. 450.8 feet to a nail in the center of Milford Church Road; thence N. 13-55 W. 1000 feet to an iron pin; thence S. 75-40 W. 70.3 feet to an iron pin; thence S. 14-20 E. 312 feet to an iron pin; thence S. 30-19 W. 243.4 feet to an iron pin; thence S. 11-00 W. 90 feet to an iron pin; thence S. 67-35 W. 369 feet to an iron pin; thence S. 80-45 W. 372 feet to an iron pin in the center of Groce Meadow Road; thence S. 9-30 E. 230 feet to a nail; thence N. 80-45 W. 15 feet to a nail; thence S. 9-15 E. 205 feet to a nail at the center of the intersection of Groce Meadow Road and Milford Church Road, the point of beginning, and containing 9.15 acres.

This conveyance is made subject to a certain mortgage in favor of Travelers Rest Federal Savings and Loan Association, on which there remains an unpaid balance of \$22,226.00, which mortgage is recorded in Mortgage Book 1054 page 480 of the records of the R.M.C. Office of Greenville County, South Carolina.

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.

*Paid in full and satisfied this 23rd day of December 1969.*

*Donald E. Phillips  
Patricia J. Ferguson*

*Witness Julius B. Aiken  
Oliver Lamm*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Feb. 1970

*Ollie Farris*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:02 O'CLOCK A. M. NO. 17150