

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 15 17 PM 1907

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. L. Cogdill and Mary W. Cogdill

(hereinafter referred to as Mortgagor) is well and truly indebted unto O. B. Godfrey

(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 Nine Hundred Seventy-eight and 61/100

Dollars (\$ 1,978.61 ) due and payable as follows: Nine Hundred Eighty-nine and No/100 (\$989.00) Dollars together with accrued interest on or before six (6) months from date and the balance of Nine Hundred Eighty-nine and 61/100 (\$989.61) Dollars, together with accrued interest to be paid on or before one (1) year from date; however, the entire balance of this indebtedness shall become due and payable immediately upon the sale by the Promissors of their previous home in Shelby, N. C. with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid:

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, at the corner of Old Spartanburg Road and Howell Circle, shown and designated as Lot No. 2 on a plat of Spring Forest Subdivision, Section 2, said plat being recorded in the R.M.C. Office of Greenville County at Plat Book BBB at page 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Spartanburg Road, joint front corner of lots numbers 1 and 2 and running thence N. 67-04 E. 117.4 feet to an iron pin; thence along the curve of Howell Circle, the chord of which is S. 22-01 W., 35.5 feet to an iron pin; thence along Howell Circle S. 23-30 E. 115 feet to an iron pin; thence S. 66-30 W. 150 feet to an iron pin; thence N. 20-25 W. 141.5 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 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.

WITNESSETH MY HAND AND SEAL

*M. Mann, Foster, Johnston & Ashmore*  
*Attorneys at Law*  
*Justice Building*  
*Greenville, S. C.*

SATISFIED AND ORIGINAL OF RECORD  
15 DAY OF  
R. M. C. BOOK GREENVILLE COUNTY S. C.  
AT 7:40 O'CLOCK P. M. 1907