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BOOK 1081 PAGE 219

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

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

OLLIE FARNSWORTH

R.M.C.  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. WALTER BRASHIER

(hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER J. RICHARDS

(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

Six Thousand Three hundred and no/100 ----- Dollars (\$ 6,300.00 ) due and payable in monthly installments of \$60.00 each, with the first payment due and payable on the 1<sup>st</sup> day of January, 1968, and a like payment due on the 1<sup>st</sup> day of each and every month thereafter, until fully paid; with the right to anticipate part or all of said principal amount at any time.

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, containing 41 acres, more or less, located approximately one mile North of Fork Shoals on the Old Hundred Road, according to a survey by W. J. Riddle, Surveyor, made May 11, 1944. According the said survey, the property is more fully described as follows:

BEGINNING at or near the center of a county road adjoining property of Maurice Berry, and running thence S. 57-30 W. 741 feet to a stone; thence S. 12-45 W. 1,336 feet to a stone; thence S. 39 W. 614 feet to a corner of Little Reedy Fork Creek; thence up the creek as line between property being herein described in a 17.50 acres parcel shown on the plat, N. 50-3 E. 419 feet to a corner at or near the mouth of a branch in Little Reedy Fork Creek; thence up Little Reedy Fork Creek, due North 610 feet to a bend therein; thence continuing with the said creek, N. 13 E. 400 feet to a stake on land of T. E. Coker; thence N. 16 E. 237 feet to a stake; thence N. 24 E. 704 feet to a stake; thence N. 47 E. 447.5 feet to stake on or near the Eastern edge of a county road; thence S. 41-45 E. 810 feet along the road to the BEGINNING.

The property described herewith is the same conveyed to T. Walter Brashier by deed from Martha B. Hipps, et al, on June 13, 1967, and recorded in the RMC Office for Greenville County in Deed Book 822, page 166, June 20, 1967.

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.

SATISFIED AND CANCELLED ON RECORD

15<sup>th</sup> DAY OF July 1976  
Mann, Foster, Johnston & Ashmore  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 12:40 O'CLOCK P. M. NO. 1225

FOR SATISFACTION TO THE MORTGAGEE  
SATISFACTION BOOK 1081 PAGE 219