

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 24 10 55 AM 1968

MORTGAGE OF REAL ESTATE

BOOK 1098 PAGE 299

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

WHEREAS, Ralph D. Pike,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank, Greer, S.C.

(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

Two Thousand and no/100 Dollars (\$ 2,000.00) due and payable

at the rate of Seventy-five Dollars (\$75.00) per month with the first payment

to be made on September 1, 1968 and payments each month thereafter 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, Chick Springs Township, on Franklin Street, known and designated as lot #2 on a plat entitled "A Subdivision for McCall Manufacturing Co. Greer, S.C." made by Picknel and Picknel Engrs. Greenville, S.C. May, 1949, recorded in the R.M.C. Office for Greenville County Plat Book S, at page 76, according to said plat, the within described lot is also known as #202 Franklin Street and fronts thereon 98 feet. This being all of the same lot with all improvements thereon conveyed to us by McCall Manufacturing Co. by deed recorded in the R.M.C. Office for Greenville County in Deed Book 385, at page 341.

The Undersigned Joyce Hary Bryant, James A. Hart, Claude Hart, Olin W. Hart, and Mable Hart King are the only heirs at law of Mary Elizabeth Foster Hart who died intestate on April 20, 1967 as shown in the records of the Probate Court for Greenville County in Apartment 1010, file 16. Mary Elizabeth Foster Hart received the above property as devisee under the will of John Dewy Hart as shown in the records of the Probate Court for Greenville County, Apartment 1008, file 3.

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 OF RECORD

15th DAY OF Sept 19 72

Donnie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3⁰⁰ O'CLOCK P. M. NO. 6532

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 78 PAGE 118