

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
FILED  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
GREENVILLE S.C.

AUG 20 10 19 AM 1968

WHEREAS, I, John H. Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto **OLLIE FARNSWORTH** **Southern Bank and Trust Company**

(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 **---Twelve Thousand and No/100---** Dollars (\$12,000.00) due and payable

according to terms of note of even date executed herewith,

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid: **monthly**

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**, located on the northern side of Miami Avenue, being shown as Lot 52 on a plat of Springbrook Terrace, recorded in the RMC Office for Greenville County in Plat Book "KK", at page 143, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Miami Avenue, joint front corner of Lots 51 and 52, and running thence with the line of Lot 51, N. 2-00 W. 150 feet to an iron pin in the line of property now or formerly of William M. O'Conner; thence with the line of said O'Conner property, S. 88-00 W. 75 feet to an iron pin in the joint rear corner of Lots 52 and 53; thence with the line of Lot 53, S. 2-00 E. 150 feet to an iron pin in the northern side of Miami Avenue; thence with the northern side of Miami Avenue, N. 88-00 E. 75 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.

RECORDED AND CANCELLED OF RECORD  
DAY OF August 1968  
AT 2:00 O'CLOCK P M. NO. 34057  
R. M. C. FOR GREENVILLE COUNTY, S. C.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 41 PAGE 407