

SEP 25 11 31 AM 1968

BOOK 1104 PAGE 279

MORTGAGE OF REAL ESTATE—Office of W. W. WILKINS, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, H. J. Martin and Joe O. Charping

WHEREAS, We, H. J. Martin and Joe O. Charping

(hereinafter referred to as Mortgagor) is well and truly indebted unto Howard Rodgers

(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

Twenty-seven Hundred Fifty - - Dollars (\$ 2750.00) due and payable one year from date

with interest thereon from date at the rate of 7 per centum per annum, until paid, in full; all interest not paid when due to bear interest at same rate as principal to be computed and 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, Howard Rodgers,

All that lot of land in the county of Greenville, state of South Carolina, being a portion of tract No. 6 of the Rodgers Valley Heights recorded in the RMC Office for Greenville County in plat book GG page 103 and being designated as Lot No. 29 on plat of subdivision of tract No. 6 made by R. K. Campbell, May 20, 1968 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a point on the southwest side of Howell Circle, which point is 20 feet N. 53-44 W. from the joint front corner of tract Nos. 6 & 8 of Rodgers Valley Heights; thence with a new line through Lot No. 29, S. 52-31 W. 187.7 feet to an iron pin in the rear line of tract No. 7, Rodgers Valley Heights, which pin is 12 feet west from the joint corner of tracts Nos. 6, 7 & 8, Rodgers Valley Heights; thence N. 84-11 W. 67.95 feet to an iron pin corner of Lot No. 28; thence with the line of said lot N. 17-08 E. 199.6 feet to an iron pin on the southwest side of Howell Circle; thence with the southwest side of said street S. 70-24 E. 124.25 feet to a point; thence with the curve of said street S. 52-12 E. 35.1 feet to an iron pin; thence continuing S. 33-42 E. 24.2 feet to the beginning corner.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

*Paid and satisfied this Feb. 16, 1969.
Howard Rodgers
Witness: Quentin C. Hall
St. W. Wilkins*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Feb 1969
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:57 O'CLOCK A.M. NO. 111287