

MORTGAGE OF REAL ESTATE - Office of *OLLIE FARMSWORTH*, Attorney at Law, Greenville, S. C.

BOOK 1110 PAGE 481

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARMSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **A. C. MC ABEE,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **CARL LEROY DAVIS**

(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

Ten Thousand, Six Hundred Fifty and no/100 -----Dollars (\$ 10,650.00) due and payable in full three years from date; the first payment of \$3550.00 plus interest being due one year from date; the second payment of \$3550.00 plus interest being due two years from date; the third and last payment of \$3550.00 plus interest being due three years from date, with the right to anticipate at any time and in any amount, with interest thereon from date at the rate of six (6) per centum per annum, to be paid and computed 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

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of U. S. Highway No. 29, and adjacent to the northern boundary of Not No. 138, Section 4, of the Piedmont Village Subdivision at Piedmont, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Piedmont Mfg. Co., Section No. 4", made by Dalton & Neves, February, 1950 and revised to October 15, 1954, and having, according to said last-mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 29 at the Northwestern corner of said Lot No. 138, Section 4, and running thence with the Northern line of said lot, S. 74-07 E. 387.6 feet to an iron pin on the Western side of the right-of-way of the P & N Railway; thence with the Western side of said right-of-way, N. 4-10 E. 86.6 feet to an iron pin; thence N. 74-07 W. 345 feet to an iron pin on the Eastern side of U. S. Highway No. 29; thence with the Eastern side of said Highway, S. 32-06 W. 88.6 feet to an iron pin, the point of beginning.

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.

Paid and satisfied in full this 9th day of June 1970.
Carl Leroy Davis
Witness Ben Bowen
Teresa L. Craven

SATISFIED AND CANCELLED OF RECORD

12 DAY OF June 19 70
Ollie Farmsworth

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

AT 10:08 O'CLOCK A. M. NO. 22285