

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 22 1 40 PM 1969

BOOK 1115 PAGE 199

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, SARA G. FORRESTER and G. D. FORRESTER
are
(hereinafter referred to as Mortgagor) well and truly indebted unto J. F. SANDERS

(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 Four Thousand Eight Hundred and no/100-----
-----Dollars (\$ 4,800.00) due and payable

in twenty-four (24) equal installments of Two Hundred and no/100 (\$200.00) Dollars each commencing on March 1, 1969 and continuing each month thereafter until paid in full.

with interest thereon from ~~00%~~ ^{March 1, 1971} at the rate of seven (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, portion of Lot 20 and the rear portion of Lot 22 on plat of the Property of B. E. Burns, dated August, 1925, prepared by Dalton and Neves and recorded in the R. M. C. Office for Greenville County in Plat Book G at Page 30, and, according to said plat, described as follows:

S 12-00 W, 2.8 feet from intersection of W. H. Rd. with Durham Street and running through Lot 20 N 78-33 E 187 feet to a point in the rear line of Lot 20 and on through Lot 22 N 78-33 E 60 feet to an iron pin on the line of Lot 23 line of lot S 12-00 E 75 feet to rear corner of Lot 22, in the line of Lot 14 thence with the line of Lots 22 and 20 S 79-29 W 278.7 feet to an iron pin on the eastern side of White Horse Road; thence with the eastern side of said road N 12-00 E 75 feet to the beginning corner.

This being the same property conveyed to the grantor by deed recorded in Deed Book 745 at Page 446.

First mortgage note held by the Farmers Bank of Simpsonville, South Carolina and recorded in Mortgage Book 1013 at Page 407.

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
DAY OF 19 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:40 O'CLOCK a M. NO. 11221

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 196