

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1128 PAGE 151

MORTGAGE OF REAL ESTATE

JUN 10 3 36 PM '69

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

WHEREAS, I, Jacob Sammons, of the County and State aforesaid

(hereinafter referred to as Mortgagor) is well and truly indebted unto M.A. Parnell, his heirs or assigns,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promisory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand Five Hundred - - - - -

Dollars (\$ 3,500.00) due and payable

in annual installments of One Thousand (\$1,000.00) Dollars each, commencing May 13th, 1970,

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, in Chick Springs Township, near the City of Greer, being more particularly shown as Property of Jacob Sammons, on a plat thereof, made by Development Consultants dated May 12th, 1969, and recorded in the R.M.C. Office for Greenville County, in Plat Book 48, at page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Wade Hampton Boulevard (U.S. 29), 32.1 feet from the center of the intersection of Fairview Avenue and Wade Hampton Boulevard, and running thence S. 18-53 E. 230.8 feet with the northwest side of Fairview Avenue to an iron pin; thence N. 71-07 W. 95.3 feet to an iron pin; thence N. 18-53 E. 150 feet to an iron pin on the south side of Wade Hampton Boulevard; thence with the South side of Wade Hampton Boulevard N. 68-48 E. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to Jacob Sammons by deed dated May 13th, 1969, from M.A. Parnell, recorded simultaneously herewith.

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.

*Paid in full this 30th day of December 1969.
M. A. Parnell*