

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

APR 9 2 49 PM '71

BOOK 1186 PAGE 195

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mod-Structs, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, its successors and assigns forever, (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 Nine Thousand and no/100 Dollars (\$ 9,000.00) due and payable

in Full
October 9, 1971

with Interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: at maturity

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, City of Greer, known and designatwd as part of Lot 39 and part of Lot 40 of the property of Mrs. Grace W. Schilleter as shown on plat prepared for Wooten Construction Company, Inc., by Carolina Surveying Co. on March 17, 1971 as having according to the said plat the following metes and bounds to-wit:

BEGINNING at the stake on Circle Drive at the corner of Lots 40 & 41, S. 84-15 E. 168 feet to a point at the center of the branch, thence along the center of the said branch S. 34-11 W. 85.3 feet to a point in the branch, thence N. 84-15 W. 127.4 feet, thence along Circle Drive N. 5-45 E. 75 feet to the point of beginning.

This conveyance is subject to the power line right of ways as shown on said plat.

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.

*For satisfaction to this mortgage see Satisfaction Book
1 Page 191.*

SATISFIED AND CANCELLED OF RECORD

13 DAY OF July 19 71
Ollie Farnsworth

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

AT 11:32 O'CLOCK A. M. NO. 1243