

Ashmore & Haas
MORTGAGE OF REAL ESTATE—Maurice Ashmore & Haas, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4:15 P.M.

BOOK 1196 PAGE 345

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, G. Maurice Ashmore,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Chiles, Jr.,

(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

Five Hundred and No/100-----Dollars (\$ 500.00) due and payable upon demand, without interest.

with interest thereon from _____ at the rate of _____ per centum per annum to be 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, 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, Butler Township, on the western side of Howell Circle, known and designated as Lot No. 11 of Rodgers Valley Heights, containing 3.28 acres, more or less, and having, according to plat prepared by C. O. Riddle, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Howell Circle at the joint front corner of Lots 10 and 11 and running thence along the curve of Howell Circle, the arc of which is S 10-38 W, 31 feet to a point; thence continuing along the western side of Howell Circle S 23-53 W, 415.5 feet to a point, joint front corner of Lots 11 and 12; thence along the joint line of said lots N 66-07 W, 425 feet to a point; thence N 23-53 E, 222 feet to a point; thence along the joint line of Lots 10 and 11 N 85-49 E, 473.7 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 4 PAGE 253

SATISFIED AND CANCELLED OF RECORD

14 Dec. 1971
Ollie Farnsworth

R. M. C. CLERK OF SUPERIOR COURT, GREENVILLE, S. C.
AT 1:51 O'CLOCK P. M. NO. 16403