

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE, S. C.

Jul 12 3 36 PM '71

MORTGAGE OF REAL ESTATE

BOOK 1198 PAGE 295

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James R. Darnell and Betty S. Darnell

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. C. Brooks

(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 Two Thousand, ~~Two Hundreds and no/100~~

cash in full on or before December 1, 1976 ~~-----~~ Dollars (\$2200.00) due and payable

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually on the unpaid balance

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 the town of Marietta and being known as Lot No. 7 and one-half of Lot No. 6, section 1 of Oakmont Subdivision and according to plat recorded in Plat Book GCG at Page 99; having the following mates and bounds to wit:

BEGINNING on an iron pin on the northwest side of Oakland Avenue and running thence N. 39-41 W. 165 ft. to an iron pin; thence N. 48-35 E. 150 ft. to an iron pin; thence S. 39-41 E. 169.8 ft. to an iron pin on northwest side of Oakland Avenue; thence with Oakland Avenue S. 50-19 W. 150 ft. to the beginning corner, more or less.

See recordings and references as follows in the R. M. C. office for Greenville County:
(1) Book 727, Page 433 (2) Book 756, Page 405 (3) Trust Agreement in Book 756, Page 357
(4) Book 767, Page 142

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.

This Mortgage Assigned to: Sh. H. Jeward

From: Sh. C. Brooks - Mary R. Brooks, Divorced release

on 30 day, of June 1971, Assignment recorded

in Vol. 1198 of R. E. Mortgages on Page 372

This 12 of July 1971, # 1025