

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 947 PAGE 53

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JAN 25 9 22 AM 1964

WHEREAS, George E. Bomay ~~OLLIE FARNSWORTH~~
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. King Rouse

(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 Thousand Five Hundred and No/100----- Dollars (\$5,500.00) due and payable \$75.00 per month; said payments to be applied first to interest and then to principal with the first payment to commence March 1, 1964 and the remaining payments on the 1st day of each and every month thereafter up to March 1, 1969 at which time the balance due is to be paid.

with interest thereon from date at the rate of SIX per centum per annum, to be paid: monthly

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, Greenville Township, on the southern side of East Stone Avenue, in the city of Greenville and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the Southern side of East Stone Avenue, which pin is 110 feet from the intersection of Stone Avenue and Rowley Street and running thence with the southern side of E. Stone Avenue S. 72-09 E. 51½ feet to an iron pin; thence S. 20 W. 176 feet to an iron pin; thence parallel with Stone Avenue, N. 72-09 W. 51½ feet to an iron pin, thence N. 20 E. 175 feet to the beginning corner.

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 see R. E. M. Book 1044 Page 602

RECORDED AND INDEXED BY RECORDER
17 DAY OF Nov. 1964
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
21-1223-1286