

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
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BOOK

TO ALL WHOM THESE PRESENTS MAY CONCERN
APR 1 2 27 PM 1964

WHEREAS, OELAND-SIMPSON LUMBER CO., a corporation, OLLIE FARNSWORTH
R. M. G.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Allen Terrell, Sr.

(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 -----Fifty-Five Hundred and No/100----- Dollars (\$5,500.00) due and payable on or before six (6) months from date.

~~FOR THE PURPOSES OF THIS MORTGAGE, THE MORTGAGOR AGREES TO PAY TO THE MORTGAGEE~~

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 City of Greenville, on the North side of Algonquin Trail, being known and designated as Lots Nos. 1 through 10 on a plat entitled Property of Oeland-Simpson Lumber Co., dated March 14, 1964, by Webb Surveying and Mapping Co., and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the Northern edge of Algonquin Trail, said point being 210 feet West from the intersection of Algonquin Trail and Rocky Slope Road and running thence S. 63-32 W. 852.7 feet to a point; thence N. 29-41 W. 183 feet to a point; thence N. 64-30 E. 853.18 feet to a point; thence S. 29-59 E. 168.7 feet to the point of beginning.

Said premises above described have been divided into ten lots as shown by plat entitled Property of Oeland-Simpson Lumber Co., dated March 14, 1964, by Webb Surveying and Mapping Co., and it is agreed that in consideration of the sum of Five Hundred Fifty (\$550.00) Dollars each, said lots shall be released from the lien of this mortgage.

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.

Paid and satisfied. This 17th day of November 1965.
Allen Terrell Sr.
Witness: L.E. White

WITNESSED AND SANCTIONED ON BEHALF OF MORTGAGEE
Ollie Farnsworth
O. M. G. THE GREENVILLE COURTS, S. C.
15061

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