

MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO., S.C.
SEP 15 10 49 AM 1965

MORTGAGE OF REAL ESTATE

BOOK 1007 PAGE 589

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. T. McCombs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sol E. Abrams, C. Ben Bowen and George F. Townes

(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 Four Thousand Nine Hundred Fifty and no/100 Dollars

Dollars (\$4,950.00) due and payable

at the rate of Fifty Dollars (\$50.00) per month, first payment to be made October 15, 1965, and a like payment each month thereafter

March 15, 1966

with interest thereon from ~~date~~ at the rate of six per centum per annum, to be paid annually

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, Bates Township, near Marietta, containing seventeen (17) acres, and more particularly described as follows:

BEGINNING at a stone on North Saluda River at corner of tract #3, of the survey made by W. A. Hester, November 29, 1921, and running thence N. 10 W. 382.8 ft., to a hickory; thence N. 51½ W. 704.88 ft. to a pin; thence N. 17 W. 877.8 ft. to Pickens & Marietta Road; thence with said road S. 31½ W. 430 ft. to bend in said road; thence still with said road S. 34½ W. 520 ft. to point in road; thence S. 56½ E. 541 feet to pin; thence S. 69½ E. 693 ft. to stone; thence South one-half E. 627 ft. to stone on Saluda River; thence along said River 422.4 feet to the beginning corner.

This being the property conveyed to the Mortgagor by A. W. Lynch, by deed dated November 15, 1943 and recorded in the R.M.C. Office for Greenville County, S.C. in Vol. 258, Page 210. Less conveyances already made from the above described property.

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 Frances Lowery
on 6 day of Oct 1967. Assignment recorded
in Vol. 1071 of R. E. Mortgages on Page 596

Paid and satisfied April 30, 1971.
Frances D. Lowery
Witness Brenda G. Amick

SATISFIED AND CANCELLED OF RECORD

3 DAY OF May 1971
Ollie Lamson

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:17 O'CLOCK A.M. NO. 25881

The Release was made per A.W. Lynch in 1954