

JUN 15 2 45 PM 1966

OLLIE FARNSWORTH
R. M. C.

Prepared by Sidney L. Jay, Attorney at Law, 114 Manly Street, Greenville, South Carolina

BOOK 1033 PAGE 423

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mortgage of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN

THE WITHIN IS A PURCHASE MONEY MORTGAGE

WHEREAS; Frances J. Beddingfield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas L. Martin and Grace M. Phillips (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 Twenty-One Thousand and No/100 (\$21,000.00)----- Dollars, due and payable: at the rate of \$150.46 per month, commencing one (1) month from date, said payments to be applied first to interest, and balance to principal,

with interest thereon from date at the rate of six (6%) 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 in the County of Greenville, State of South Carolina, on the north-westerly side of United States Highway No. 29, being shown and designated on plat of Property of Dr. T. L. Martin and Grace M. Phillips, prepared by C. O. Riddle, RLS, May 27, 1966, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "JJJ", at Page 91, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of United States Highway No. 29, said pin being 288.3 feet southwest of the intersection of United States Highway No. 29 and Lee Road, and running thence with property of Irene D. Ducker N. 47-00 W. 89.2 feet to an iron pin; thence continuing with property of Ducker N. 16-33 W. 69 feet to an iron pin on the southerly side of West Lee Road; thence with the southerly side of West Lee Road S. 73-04 W. 40.3 feet to an iron pin; thence with other property of the mortgagees S. 12-12 E. 68 feet to an iron pin; thence N. 54-27 E. 3.2 feet to an iron pin; thence S. 47-00 E. 112.5 feet to an iron pin on the northwesterly side of U. S. Highway No. 29; thence with the northwesterly side of the right-of-way of U. S. Highway No. 29 N. 43-00 E. 35.55 feet to the point of BEGINNING.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging or 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 claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

SATISFIED AND CANCELLED OF RECORD
OCT 20 1971 PAY OCT 20 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:01 O'CLOCK P. M. NO. 11371

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 211