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MORTGAGE OF REAL ESTATE-Offices of FYLE & PULE, CAMPORNEYS at Law, Greenville, S. C. BOOK 1047 PAGE 449

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE (

JAN 4 11 10 AM 1967 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: OLLIE FAMISMONTH R.M.S.

WHEREAS,

GENE STEPHENS and ELIZABETH STEPHENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER STYLES

(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 Five Hundred and no/100 ----

Dollars (\$ 2500.00 \$1250.00 on or before one year from date and the balance of \$1250.00 on or before two years from date, Mortgagors reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of 6%

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, on the easterly side of a County Road in Oneal Township, being known and designated as Tract No. 1, according to plat of property of Estate of Bryson D. Thompson, deceased, by Terry T. Dill, dated July 1, 1964, and containing, according to said plat, eight (8) acres and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a County Road approximately one mile north of the intersection of said County Road with State Highway 290 and running thence S. 77-07 E., 894.1 feet to an iron pin; thence N. 10-00 E., 171.5 feet to an iron pin on the southern boundary of the property of D. F. Bridwell (or formerly); thence along said boundary N. 51-28 W., 474 feet to an iron pin in or near Ashtree near branch; thence across the said branch N. 55-00 W., 527 feet to an iron pin in the center of said County Road thence along the center of said County road. S. 10-00 W., 585 thence along the center of said County road, S. 10-00 W., 585 feet to an iron pin in the center of the said road, the point of beginning.

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 Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in full and satisfied Aug. 5, 1967. Homer Styles Witness - Don Powell SATISFIED AND CANCELLED OF RECORD 8 DAY OF Aug. Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:16 O'CLOCK P M. NO. 42/6