

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

BOOK 940 PAGE 73
 MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, W. P. ROACH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECIL F. WYNN, his heirs and assigns,

(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 and NO/100-----

-----Dollars (\$ 5,000.00---) due and payable one year from date,

with interest thereon from date at the rate of six (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, in Monaghan Mills Village and being more particularly described as Lot No. 56, Section 2, as shown on a plat entitled "Addition to a Subdivision for Victor-Monaghan Mills", Greenville, S. C., made by Pickell & Pickell, Engineers, Greenville, South Carolina, on May 17, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book X at Page 199. According to said plat, the within described lot is also known as Lot 10, Y.M.C.A. Street and fronts thereon 116 feet.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in Pickens County, State of South Carolina, in Dacusville Township, about two miles from the Town of Dacusville, containing 5.5 acres, more or less, being bounded on the northwest by lands of W. W. Mull and Ed Finley; on the east and southeast by Mrs. Ida Finley; on the southwest by J. F. Robinson, a public road intervening, and on the west by other land of W. W. Mull, and having the following metes and bounds, to-wit:

BEGINNING in center of gully on line of land of W. W. Mull (located N. 38 E. 323 feet from the original western corner of six-acre tract conveyed to W. W. Mull by Roy Ogle); thence N. 38 E. to rock xon at corner of land of Mrs. Ida Finley; thence S. 46 1/2 E. 6.95 chains to rock; thence with land of Mrs. Ida Finley S. 2 1/2 E. 300 feet to center of surface-treated public road; thence with the center of said public road to center of gully mentioned above; thence down said gully 195 feet to the beginning corner, being the same property conveyed to the mortgagor by deed recorded in Office of the Clerk of Court for Pickens County in Deed Volume 10-B at Page 285.

The Grantee herein is hereby granted the right to pay off any and all of said balance at any time without penalty.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

Satisfied and Paid in full this 15th day of March, 1965.

Cecil F. Wynn

Witness:

Edward R Hamer

SATISFIED AND PAID OFF OF RECORD

15 DAY OF March 1965

Allie Tarnsworth

25575