

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 1 10 45 AM 1964

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

BOOK 974 PAGE 01

WHEREAS, I, Mary Dillard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dr. E. A. E. Huggins

(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

One Thousand Forty Two and 17/100 Dollars (\$ 1,042.17) due and payable in monthly installments of \$50.00 each, first installment to be paid on the 1st day of October, 1964, then on the 1st day of each and every month thereafter until paid in full

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: monthly upon the unpaid balance

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, Chick Springs Townships, known as Lot No. 2 in the survey of F. G. Rodgers of Sub-Division of Tract No. 3 of lands of Peter Ligon. The plat of Tract No. 3 is recorded in Plat Book A, page 445 and tract No. 3 was sub-divided, the plat being made by F. G. Rodgers and recorded in the R. M. C. Office. Tract No. 3 was conveyed by J. J. McSwain to O. K. Mauldin, Book 19, Page 375 and by O. K. Mauldin to T. P. Cethran. The lot hereby conveyed is lot No. 2 in said sub-division of tract No. 3 bargained by O. K. Mauldin to Mary Ligon under bond for title and deed executed by her direction to her daughter Frances Poole.

The Grantor herein acquired title under the estate of Frances Poole as noted in Apartment 595, File 3 in the Office of the Probate Judge for Greenville County and by deeds recorded in Deed Volume 542 at pages 361, 363, 365 and 369 in the Office of the R. M. C. for Greenville County.

Together with all and singular rights, members, hereditaments, 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 note and mortgage paid and satisfied this 10 day of August 1970.

*Mrs. E. A. E. Huggins
Executrix of the Estate of Dr. E. A. E. Huggins Dec'd.*

Witness Donald James Sampson

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Sept 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:28 O'CLOCK A. M. NO. 5956