

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. BOOK 974 PAGE 301
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, C. M. VAUGHAN

OLLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES F. FINLEY

(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

Seven Thousand and No/100-----Dollars (\$ 7, 000. 00) due and payable

\$3, 500. 00 on principal six (6) months from date hereof with the remaining principal balance due and payable one (1) year from date hereof

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid semi-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, near the City of Greenville, on the Southerly side of Ellendale Avenue, being known as Lot No. 2 and having the following metes and bound, to-wit:

BEGINNING at the corner of Lot No. 1, conveyed by W. P. Campbell to P. L. Campbell, recorded in said RMC Office in Deed Book 127, page 389, and thence along line of P. L. Campbell (now or formerly), S. 22-53 W. 151 feet, more or less, to stake; thence N. 60-17 W. 75.0 feet, more or less, to the corner of Lot No. 3 (formerly owned by H. B. Lineberger); thence along line of Linberger property, N. 22-53 E. 151 feet, more or less, to stake on the southerly side of Ellendale Avenue; thence along said avenue, S. 60-17 E. 75.0 feet to point of beginning.

ALSO: All that certain lot of land in Greenville Township, near the City of Greenville, County and State aforesaid on Ellendale Avenue, being known as Lot No. 1, the same having a frontage along said Avenue of 75.0 feet and a parallel depth of 151 feet.

These two lots are shown on the Greenville County Block Book as Lots 13 and 12, of Section 4, at page 171.

Being the identical property conveyed to the mortgagor by deed of D. & W. Manufacturing Co., recorded in said RMC Office in Deed Book 679 at page 502.

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.

*Paid in full on
Oct. 6, 1965*

James F. Finley

Witnessed

Clifford F. Gaddy

SATISFIED AND CANCELLED OF RECORD

6 DAY OF *October* 1965

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

AT *4:30* O'CLOCK P. M. NO. *10756*