

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

MAY 24 11 43 AM 1968

BOOK 995 PAGE 433

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CLIE BARNWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JESSE R. CANUP

(hereinafter referred to as Mortgagor) is well and truly indebted unto HERMAN L. NEELY

(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 (\$5000.00) -----

Dollars (\$ 5000.00) due and payable

at the rate of Fifty and 63/100 (\$50.63) Dollars per month beginning thirty days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagor 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 4% 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, Oaklawn Township, containing 32.55 acres, more or less, and being comprised of a 21.25 acre tract conveyed to mortgagee by deed recorded in Deed Book 180 at page 496 and an 11.30 acre tract conveyed to Mortgagee by deed recorded in deed book 209 at page 214. See also deed recorded in deed book 224 at page 83 which deed was executed to cure certain defects in the two above mentioned deeds. Said property is further designated on the Greater Greenville Block Book as 611.2-1-4.

This is a purchase money mortgage.

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 and satisfied this - day of May 1968
Herman L. Neely*

Wit. C. Victor Lyle Jr.

SATISFIED AND CANCELLED OF RECORD
3 DAY OF June 1968
Ollie Barnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:42 O'CLOCK A. M. NO. 31257