

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 30 9 35 AM 1965

MORTGAGE OF REAL ESTATE

BOOK

889 PAGE 399

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Botany Woods, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. Shaw

(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 Eight-Thousand and no/100 ----- Dollars (\$8000.00) due and payable

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 Southern side of Fair Street, known and designated as Lots 9 and 10, on a plat of property of R. L. Andrea's estate, plat of which is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book G, at Page 103, and according to a latter survey by Pickell & Pickell, January, 1945, has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southern side of Fair Street at the corner of Lot No. 8, and thence with Lot No. 8 S17-30E 153.5 feet to an iron pin; thence S54-20W 100 feet to an iron pin, corner of Lot No. 11; thence with said Lot No. 11, N17-30W 153.7 feet to an iron pin on the southern side of Fair Street; thence with the southern side of Fair Street, N54-30E 100 feet to the point of beginning.

Also that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina at the southwestern corner of Weldon Street and Fair Street, near the City of Greenville, being shown as Lot No. 72 on a plat of property of Edgar C. Waldrop made by Dalton & Neves in March, 1946, and described as follows:

BEGINNING at a stake at the southwestern corner of Weldon Street and Fair Street, and running thence with the western side of Weldon Street, S3-56E 171.4 feet to a stake; thence N17-46W 153.2 feet to a stake on Fair Street; thence with the southern side of Fair Street, N54-24E 43.1 feet to the beginning corner.

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.

Satisfied and paid in full on Nov. 26, 1965.
W. E. Shaw

Witness: Bill B. Bozeman

SATISFIED AND CANCELLED OF RECORD

1 DAY OF Dec. 1965

Ollie Farnsworth

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

4:54 O'CLOCK P. M. NO. 16337