

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

BOOK 1108 PAGE 419

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 6 2 59 PM 1968

WHEREAS, I, C. J. Smith, Sr. ^{ELLIE B. WORTH}

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. A. Parsons

(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 Six Thousand and No/100-

Dollars (\$ 6,000.00) due and payable

as follows: \$118.81 on the first day of December 1968, and \$118.81 on the first day of each month thereafter until paid in full, payments first to interest and the balance to principal

with interest thereon from ^{November 1, 1968,} ~~date~~ at the rate of 7 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, and in the town of Fountain Inn on the West side of Main Street, with the following metes and bounds, to-wit:

BEGINNING at a point on Main Street at the corner of property now or formerly belonging to J. F. McKelvey, and running along Main Street N. 38 W. 22 feet to corner of property owned by C. A. Parsons; thence back from Main Street S. 52 W. 72 feet along line of said C. A. Parsons; thence S. 38 E. 22 feet along line of lot now or formerly of J. A. Barry to a point on line of lot of McKelvey; thence with the McKelvey line N. 52 E. 72 feet to the beginning corner on Main Street, and bounded by Main Street on the East, McKelvey lot on the South, lot now or formerly of J. A. Barry on the West, and lot of C. A. Parsons on the North. This being the same lot of land upon which is situate a one-story brick mercantile building formerly occupied by Ralph R. Edwards, Sr., as a men's clothing store, now occupied by the Inn Shop owned by Mrs. John Harris. The McKelvey lot has thereon a brick mercantile building now occupied by Ware's Auto Parts, and the C. A. Parsons' lot has thereon a brick mercantile building formerly occupied by the Bank of Fountain Inn, later the Citizen's Bank, and up until recently, Rodgers' Cafe.

This being the same lot conveyed to the Mortgagor by deed of Nan U. Edwards, Nancy E. Thomason, Ralph R. Edwards, Jr., Martha E. West, and Mary E. Erwin, on the 28th day of October, 1968, said deed to be recorded in the R.M.C. Office for Greenville County, S. C., herewith.

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 CANCELLED OF RECORD

DAY OF Nov 1968

Donnie L. Tankersley

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

AT 11 O'CLOCK 11 A. M. NO. 11

SATISFACTION TO THIS MORTGAGE SEE
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