

APR 3 2 23 PM '69

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

BOOK 1121 PAGE 523

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bert W. Tate and Ada M. Tate

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Grady 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 Three Thousand, Five Hundred and no/100-----

Dollars (\$ 3,500.00) due and payable

in equal monthly installments of Forty-eight (\$48.60) and 60/100 Dollars, the first installment to become due and payable one month after date, and a like installment of Forty-eight (\$48.60) and 60/100 Dollars to be due on the same day of each and every month thereafter until this indebtedness has been paid in full

with interest thereon from date at the rate of 7 1/2 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 southeastern side of Brockman Avenue, and being known and designated as a portion of Lot 35 on plat of Sans Souci Villa, recorded in the RMC Office for Greenville County in Plat Book A, at pages 510-511, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Brockman Avenue, at the joint front corner of Lots 34 and 35, and running thence along said Avenue, N. 10-30 E. 62 feet to an iron pin; thence S. 57-25 E. 175 feet to an iron pin; thence S. 10-30 W. 62 feet to an iron pin; thence along the joint line of Lots 34 and 35, N. 57-25 W. 175 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, together with all pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, electrical, and other fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 encumbrance 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1 PAGE 563

SATISFIED AND CANCELLED OF RECORD

4 DAY OF Aug 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:02 O'CLOCK P M. NO. 3611