

STATE OF SOUTH CAROLINA) APR 8 3 27 PM '70 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE) OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE L. SIJON

(hereinafter referred to as Mortgagor) is well and truly indebted unto A/G INVESTMENT COMPANY, INC.

(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 Three Hundred Thirty-Four and 50/100ths Dollars (\$5,334.50) due and payable

\$113.50 per month, commencing on April 15, 1970 and to continue until paid in full,

with interest thereon from date at the rate of seven 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, near the City of Greenville, on the Southwestern side of Crosby Circle, being shown as Lot No. 207 on a plat of Paramount Park, made by Piedmont Engineering Service July, 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at page 57 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Crosby Circle at the joint front corner of Lot Nos. 206 and 207 and running thence with the line of Lot No. 206, S. 70-16 W. 150 feet to an iron pin; thence S. 19-44 E. 70 feet to an iron pin; thence with the line of Lot No. 208, N. 70-16 E. 150 feet to an iron pin on the southwestern side of Crosby Circle; thence with the southwestern side of Crosby Circle, N. 19-44 W. 70 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagor herein by Deed of Ellen Margaret McCarthy, said Deed dated March 21, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Book 647, at page 76.

It is understood and agreed between the parties hereto that this Mortgage constitutes a second Mortgage to that Mortgage given by Lloyd Frank Deets to Fidelity Federal Savings & Loan Association in the original amount of \$7,800.00, said Mortgage dated May, 1952 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 530, at page 303. There is presently an outstanding balance due of \$1,179.23.

It is understood and agreed between the parties hereto that this Mortgage constitutes a substitute of collateral, this Mortgage being substituted for that certain Mortgage given by the Mortgagor herein to the Mortgagee, in the original amount of \$6,808.38, said Mortgage being dated February 15, 1969 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1112, at page 1, and securing the unpaid balance due on that certain note, dated February 15, 1969, and executed by the Mortgagor herein in favor of the Mortgagee.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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
9 DAY OF Nov 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
4:11 O'CLOCK P.M. NO. 13291

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 448