

JUN 26 4 04 PM '70

BOOK 1159 PAGE 153

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruby B. Pilgrim,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred M. Thompson

(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 One Thousand, Five Hundred and no/100----- Dollars (\$ 1,500.00) due and payable November 22, 1970

with interest thereon from date at the rate of 8 per centum per annum, to be paid: at maturity

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, being a portion of lot #2, Block J on a plat entitled "Woodville Heights" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K at page 273 and Plat Book L, at page 14 and 15, said property having been conveyed to J. P. Garrett by deed dated May 3, 1949, and recorded that same date in the R. M. C. Office for Greenville County, South Carolina in Deed Volume 380, at page 337, and also that adjoining parcel of land being a portion of a triangular tract conveyed to J. P. Garrett by deed dated June 14, 1957 and recorded July 8, 1957, in the R. M. C. Office for Greenville County, South Carolina in Deed Volume 580 at Page 9, and being further shown as of the date of this mortgage as Lot #8.1, Block 3, Sheet 127 of the Greenville County, South Carolina Tax Maps and having the following description:

BEGINNING at an iron pin on the eastern side of Spruce Street at the joint corner with property now or formerly belonging to Sue Mann and running thence with said Mann line S. 86-25 E., 154.7 feet to an iron pin on the western edge of the P & N Railroad right of way; thence with the western edge of said right of way N. 3-35 E., 65 feet to an iron pin; thence N. 86-25 W., 154.7 feet more or less to an iron pin on the eastern side of Spruce Street; thence with the eastern side of Spruce Street in a southerly direction 65 feet to the point of beginning.

This being the identical property conveyed to the mortgagor by Deed from J. P. Garrett dated March 27, 1970 and recorded April 2, 1970 in Greenville County Deed Volume 887, at page 209.

This mortgage is to secure an additional loan of \$1500.00 by Fred M. Thompson to Ruby B. Pilgrim and her total indebtedness to Fred M. Thompson is the sum of \$5,000.00 plus interest.

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.

Mar 1, 1971

Paid + Satisfied in full

Fred M. Thompson

Wit: Clifford F. Gaddy, Jr.

SATISFIED AND CANCELLED OF RECORD
4th DAY OF *Mar* 19*71*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *11:10* O'CLOCK *A*. M. NO. *22387*