

P.O. Box 5065
Greenville S.C. 29606

JUL 20 1 45 PM '70

BOOK 1161 PAGE 75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James O. Hamm, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina Highway Department
District 3 Credit Union

(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 Two Thousand, Three Hundred, Twenty-five and No/100
-----Dollars (\$2,325.00---) due and payable
at the rate of \$65.00 per month commencing August 15, 1970 and
continuing on the 15th of each and every month thereafter, with interest

with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXX~~ 1% per month on the unpaid balance.

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, it being an undivided one-half interest being known and designated as Lot No. 57, Section One, plat of Oakcrest, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, pages 110-111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Lynhurst Drive, joint front corner Lots 56 and 57, and running thence N. 29-58 W. 86.2 feet to an iron pin; thence N. 17-42 E. 94.6 feet to an iron pin; thence N. 60-02 E. 10.2 feet to an iron pin; thence S. 29-58 E. 150 feet to an iron pin on the Northerly side of Lynhurst Drive; thence along Lynhurst Drive, S. 60-02 W. 80 feet to an iron pin, the point of beginning.

This property is subject to a prior mortgage dated May 27, 1966, which is recorded in the R.M.C. Office. The interest hereby encumbered by the second mortgage is an undivided one-half interest in property conveyed to the mortgagor and his wife, Scarlett S. Hamm on May 27, 1966 which deed is recorded in the R.M.C. Office Greenville County in Book 799, Page 460.

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.

*Paid in full 3-3-71.
S.C. H. D. Dist. #3 Credit Union
Mrs. Lewis E. Dixon Treas.
Witness B. F. Ross III*

SATISFIED AND CANCELLED OF RECORD
11 DAY OF March 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:00 O'CLOCK P. M. NO. 21061