

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OCT 26 1970
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph R. Higgins and Dorothy S. Higgins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. R. Bolton,

(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 and No/100-----Dollars (\$ 5,000.00) due and payable
six (6) months from date hereof,

with interest thereon from _____ date _____ at the rate of eight (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, on the northwestern side of Butler Springs Road, being known and designated as Lot 1 on a plat entitled Plat of Spring Forest, dated April, 1963, recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 126.

This is the same property acquired by the mortgagors by deed dated June 19, 1967, recorded in the R.M.C. Office for Greenville County in Deed Book 882, Page 104, and is junior to that certain mortgage executed in favor of Aiken Loan and Security Company.

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.

*Paid and satisfied in full this 14th day of
June 1971.
E. R. Bolton
Witness Sue Kieckley
Charles H. Spence*

SATISFIED AND CANCELLED OF RECORD
14 DAY OF June 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:12 O'CLOCK P. M. NO. 30265