

MORTGAGE OF REAL ESTATE - OFFICES OF PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1171 PAGE 619

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

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

WHEREAS, JUAN KEITH HART and HELEN GRACE HART

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER STYLES

(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 Eighteen and 14/100----- Dollars (\$ 1,518.14) due and payable two years from date.

with interest thereon from date at the rate of eight per centum per annum, to be paid annually.

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 our right, title, interest

and estate in and to:
"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

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, containing 67.75 acres and having the following metes and bounds, to-wit:

BEGINNING at a stone at the northwest corner of the tract and going thence S. 6 E. 2.4 chains; thence with the branch as the line along what was W. S. Turner's land to an iron pin; thence S. 29 1/2 W. 10.44 chains; thence S. 9 1/4 W. 5.58 chains; thence along Beaver Dam Creek, to the mouth of the branch; thence N.W. 3.65 chains; thence N. 35 1/2 E. 3.24 chains; thence N. 26 1/4 E. to the southeast corner of lot conveyed to A. B. Hart; thence with the A. B. Hart lot, 100 feet to the corner of the lot; thence N.E. 150 feet to the road; thence with the road to the point of beginning.

The above described tract is identically the same as conveyed to Oscar Hart, recorded in Deed Book 484, at Page 44; the said Oscar Hart departing this life testate, devising said premises to the mortgagors herein and Dan Allison Hart.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 364

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Dec. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:22 O'CLOCK P. M. NO. 17077