

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1174 PAGE 119

DEC 1 1 34 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Peter James Emanuel and Velma Coleman Emanuel

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Maxwell, His Heirs And Assigns

(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 Nine Hundred Fifty Dollars (\$ 5,950.00) due and payable

in monthly installments of One Hundred Eighty Four Dollars and Eighty Nine Cents (\$184.89), commencing the _____ day of November, 1970, and each consecutive month thereafter until paid in full; with the payments to be first applied to Interest and then to Principal with the privilege of acceleration.

with interest thereon from date at the rate of Eight 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, in Gantt Township, known and designated as Lot Number 14 and Lot Number 15, Deacon Street, on a Plat of the Property of William Maxwell by C. O. Riddle, dated September, 1966, noted in Plat Book 000 at Page 37, Office of the R. M. C. for Greenville County, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the East side of Deacon Street, joint corner of Lots 14 and 13, and running along Deacon Street South 15-35 W. 100 feet to an iron pin; thence S. 7-50 W. 80.45 feet to an iron pin; thence along Deacon Street S. 4-18 W. 19.6 feet to an iron pin joint corner of Lots 16 and 15; thence S. 85-42 E. 180.4 feet along line of division of Lots 16 and 15 to an iron pin; thence N. 15-46 E. 69 feet to an iron pin; thence N. 21-01 E. 6 feet to an iron pin, being joint rear corner of Lots 15 and 14; thence N. 21-01 E. 73.9 feet to an iron pin; thence N. 70-05 W. 100 feet to an iron pin; thence N. 70-05 W. 100 feet to point of beginning.

THIS conveyance is subject to all Restrictive Covenants, easements, rights of way and streets of record.

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 filted 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 and satisfied this 14th day of January 1971.

William Maxwell

Witnessed F. C. Pickens

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Jan 1971

Ollie Farnsworth
R. M. C. FOR REC COUNTY, S. C.

AT 12:58 O'CLOCK P. M. NO. 16385