

GREENVILLE (CO. S. C.)

STATE OF SOUTH CAROLINA

JUN 7 11 05 AM '72

BOOK 1236 PAGE 261

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John William Russell

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Co.

(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

Four Thousand Six Hundred Fifty and no/100 Dollars (\$ 4,650.00) due and payable

Ninety (90) days from date

maturity

with interest thereon from date at the rate of eight per centum per annum, to be paid: On demand

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, known as Tract No. 6 of the P. D. Roper Estate as shown by plat of Howard Caldwell dated November, 1941, and recorded in Book "M", at Page 41, and thereon more fully described as follows:

BEGINNING at a point on the Finley Bridge Road; thence S. 38 W. 571 feet to stake; thence S. 24 W. 700 feet to stone, near branch; thence S. 36 W. 494 feet to corner; thence S. 14 E. 296 feet to Tract 8, thence with the line of Tract 8 and 7 N. 42 E. 1250 feet; thence N. 30 W. 146 feet to iron pin; thence N. 58 E. 487 feet to point in center of Finley Bridge Road; thence with said road N. 34 W. 568 feet to the beginning corner, said tract being bounded on the West and South by Lark, old Roper homeplace, on the East by lands of McDonald and on the North by lands of Carl Bayne.

This is the same property conveyed to the mortgagor by Yolanda Valorie Russell, as trustee under the Will of Ester Gorgay, deceased and individually by deed of even date herewith.

Together with all and singular rights, members, hereditaments, 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 9 PAGE 88

SATISFIED AND CANCELLED OF RECORD

26 DAY OF July 1972
Elizabeth Riddle

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:09 O'CLOCK A M. NO. 2437