

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

895 PAGE 477

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, Austin W. Guthrie

(hereinafter referred to as Mortgagor) is well and truly indebted unto Talmer Cordell, his heirs and assigns forever:

(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 Two Hundred Twenty and 14/100 Dollars (\$1,220.14) due and payable on or before ten years from date at the rate of \$10.00 or more per month,

with interest thereon from date at the rate of 5% 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 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 Greenville Township, being known and designated as Lot No. 167, Section II, of Oakcrest Subdivision, as shown on a plat made by C. C. Jones And Associates, Engineers, January 1955, recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 130 and 131, and having according to said plat the following description:

BEGINNING at an iron pin on the Southeastern side of Maryland Avenue, joint front corner of Lots Nos. 167 and 168, and running thence with the joint line of said lots, S. 73-31 E. 150 feet to an iron pin; thence N. 16-29 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 166 and 167; thence with the joint line of said lots, N. 73-31 W. 150 feet to an iron pin on Maryland Avenue; thence with said Avenue, S. 16-29 W. 70 feet to the beginning corner.

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.

*Doc. value received, the undersigned hereby transfers all title rights, title and interest in the within will and mortgage without recourse to Georgia - Carolina Bricks and Tile Co.
This 5th day of September 1962.
Signed: Talmer Cordell
Witness: M. E. Miller*

ASSIGNMENT FILED AND RECORDED
5 DAY OF Sept 1962
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Mrs. Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:47 O'CLOCK P. M. NO. 16392

*Paid Nov. 30, 1970.
The Georgia Carolina Bricks and Tile Co.
Augusta Georgia
By G. O. Atwood V. P.
Witness Wm. A. Wilson Jr.*



NOTARIAL
SEAL
CERTIFIED AND CANCELLED OF RECORD
10 DAY OF Dec 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:47 O'CLOCK A. M. NO. 13693