

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE C. S. C.

## MORTGAGE OF REAL ESTATE

APR 16 2 47 PM 1933

To All Whom These Presents May Concern:

Whereas: we, WADE H. HORTON and RUBY L. HORTON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. BALCOME and EDITH B. BALCOME;

(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 Three Thousand and No/100-----

----- Dollars (\$ 3,000.00---) due and payable

at the rate of \$750.00 annually, the first payment to be made one (1) year from date, with the right of Mortgagees to anticipate any and all balance due payments at any interest paying period,

with interest thereon from date at the rate of six (6) 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, Austin Township, and being triangular in shape, lying between a County Road and Laurens Road and being on the south-western side of said Laurens Road and according to a survey by C. O. Riddle, dated February, 1959, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Laurens Road, the joint corner of property of Grantor and property now or formerly of J. R. Richardson, and running with said Richardson line S. 48-30 W. 427.3 feet to an iron pin near County Road; thence N. 11-35 W. 122.6 feet to a pin in edge of said County Road; thence with said County Road N. 6-10 W. 432.8 feet to an iron pin where said County Road intersects said Laurens Road; thence with said Laurens Road S. 59-05 E. 223.5 feet to an iron pin; thence continuing with said Road S. 54-31 E. 130 feet to an iron pin; thence still with said Road S. 51-28 E. 120 feet to the beginning corner. Said property herein conveyed contains 3 acres, more or less, and is a portion of the property conveyed to the Mortgagors herein by W. M. Balcome and Edith B. Balcome by deed to be recorded herewith.

This deed is made subject to the following restrictive covenants:

1. No commercial activity of any nature shall be located on this property.
2. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the tract shall at any time be used as a temporary residence or permanently nor shall any structure of a temporary nature be used as a residence.
3. No obnoxious or offensive trade or activity shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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 in full and satisfied Mar. 10th 1966.

Witness Gladys P. Glenn

W. M. Balcome  
Edith B. Balcome

SATISFIED AND CANCELLED OF RECORD

24 DAY OF March 1966

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

AT 9:29 O'CLOCK A. M. NO. 27404