

MAY 31 3 47 PM 1963

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Leon Albert Paath

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. B. Massingale

(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 Five Hundred Thirty-Six (\$4,537.00) due and payable
Thirty-five Dollars a month, the first payment being on July 1, 1963
and Thirty-five (\$35.00) dollars a month there after. And interest on
the above amount at the rate of six(6) per Cent, the interest to be
paid quarterly until paid in full

with interest thereon from date at the rate of Six per centum per annum, to be paid: Quarterly

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: Unto F. B. Massingale, his heirs 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, Greenville Township, State of South Carolina, near the City of Greenville, On Arch Street Extension, being known and designated as lot Number Eleven (11) on a Plat made by J. Coke Smith, and on plat of the Property of F. B. Massingale, This Plat being Made on May 15, 1947, and according to said Plat, having the following metes and Bounds, To-wit:

Beginning at a stake on the northern side of Arch Street Extension, at corner of Lot No. 12, and running thence one hundred sixty(160) feet to a stake in a northwesterly direction; with line of Lot No. 12; thence S. 60-40 W. sixty feet to a stake at the corner of lot No. 10; thence with the line of said Lot No. 10, in southeasterly direction, one Hundred sixty(160) feet to a stake on the edge of said Arch Street Extension; and thence in an easterly direction with Arch Street Extension, Sixty (60) Feet to the beginning corner.

This being the First Mortgage on the above described land, part of purchase money mortgage.

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.

This mortgage is assigned to Marie E. Massingale Adm. of Estate of F. B. Massingale this 6th day of April 1971. The South Carolina National Bank Greenville S.C.

*Sam P. Gaines W.T.
Witness: [Signature] Luster
[Signature] P. Luttis*

ASSIGNMENT FILED AND RECORDED
11 DAY OF May 1971
VOL. 234 PAGE 81
AT 3:30 O'CLOCK P.M. NO. 26714
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S.C.

*I, Marie E. Massingale, Adm. of Estate of F. B. Massingale assign this mortgage to Marie E. Massingale, Individually
Marie E. Massingale
Witness Virginia Richardson
Clarence Cappell*

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