

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CLLIE FARNWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 958 PAGE 181

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Talmer Cordell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Tom S. Bruce, As Trustee

(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 Four Hundred Fifty and No/100----- Dollars (\$1,450.00) due and payable

Due and payable when the mortgaged premises are sold or six months after date, whichever is earlier, with the privilege to anticipate payment of part or all at any time.

with interest thereon from date at the rate of six per centum per annum, to be paid semi-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, being known and designated as Lot No. 11, Wellington Green, Section Two, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "YY", Page 117 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Imperial Drive at the joint corner of Lots Nos. 11 and 25 and running thence along Imperial Drive S. 23-26 E. 100.0 feet to an iron pin; thence still with Imperial Drive S. 20-25 E. 50.0 feet to an intersection; thence around the corner of said intersection and following the curvature thereof, the chord being S. 21-29 W. 37.2 feet, to an iron pin; thence along the northwestern side of an unnamed street S. 63-14 W. 105.4 feet to an iron pin; thence N. 19-24 W. 140.0 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 25; thence along the line of Lot No. 25 N. 47-31 E. 131.6 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.

Paid in full and satisfied this 13th day of July 1957.

*In the presence of:
R. M. C. Cordell*

*Tom S. Bruce,
As Trustee*

RECORDED AND CANCELLED
JULY 13 1957
CLLIE FARNWORTH
R.M.C. GREENVILLE COUNTY, S.C.
1116