

MORTGAGE OF REAL ESTATE—Offices of <sup>FILED</sup> PYLE & PYLE, Attorneys at Law, Greenville, S. C.  
GREENVILLE CO. S. C.

BOOK 974 PAGE 513

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 12 9 50 AM 1964

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, We, Haskell McMahañd and Edna May McMahand

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Alvin Phillips

(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

Sixty Three Hundred and no/100 - - - - - Dollars (\$ 6300.00 ) due and payable

\$69.95 per month beginning November 1, 1964 and a like amount on the first of each month thereafter until paid in full, the entire balance due and payable on or before ten years from date, payments to apply first to interest and balance to principal, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time without penalty, with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid monthly.

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, Chick Springs Township, near the town of Taylors, on the east side of Edwards Road, being a portion of the Shockley Estate and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the lot herein conveyed and property, now or formerly of Columbus Johnson, and running thence with the Johnson line S. 86 E. 294.8 feet to an iron pin; thence S. 1½ W. 208 feet to an iron pin; thence N. 86 W. 297 feet, more or less, to an iron pin on the east side of Edwards Road; thence with said Road N. 1½ E. 208 feet to the point of beginning and being a portion of the property conveyed to grantors herein by deed recorded in Deed Book 574, Page 495.  
T34-2-16

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.

RECORDED OF RECORD  
14th Nov. 1979  
4:57 P M. NO. 16474

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 69 PAGE 18