

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1012 PAGE 249

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 29 1965

RECORDED BY
R. M. C. FOR GREENVILLE COUNTY, S. C.

WHEREAS, I, Winzer Clay

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Co., A. Corp.,

(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 Six Hundred Eighty and No/100 Dollars (\$1,680.00) due and payable

at the rate of Seventy Dollars (\$70.00) per month for Twenty Four Months, commencing on the 10th day of October, 1965, and continuing each and every month thereafter until paid in full.

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

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, Greenville County, State of South Carolina, in the town of Taylors, known and designated as Lot Nos. 2 and 3 on a plat of Riverside Park recorded in the R.M.C. Office for Greenville County in Book QQ at Pages 26-27 and according to said plat having the following metes and bounds:

BEGINNING at an iron pin on the South side of Riverside Drive at the joint corners of Lots No. 3 and 8 and running thence on South side of Riverside Drive South 68-07 East, 136 feet to the intersection of Riverside Drive and a street; thence along the Western side of said street South 27-30 West, 120 Feet to the joint front corners of Lots Nos. 1 and 2; thence along the line of Lot No. 2 North 65-40 West, 96 Feet; thence along the line of Lot Nos. 2 and 3 North 6-40 East, 122 Feet to the point of beginning.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 582

SATISFIED AND CANCELLED OF RECORD

317 DAY OF May 1972
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:29 O'CLOCK P. M. NO. 32733