

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE—Office of GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

BOOK 1087 PAGE 131

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 22 4 49 PM 1968

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, We, Paul D. Cato and Peggy G. Cato

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lola W. Brown

(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 HUNDRED AND NO/100

Dollars (\$ 400.00 ) due and payable

at the rate of One Hundred Dollars (\$100.00) per year, first payment to be made one (1) year from date with the privilege to anticipate in any amount at any time

with interest thereon from date at the rate of seven 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, with all improvements thereon, or thereafter constructed thereon, situate, lying and being at Taylors, in the County of Greenville, State of South Carolina and being more particularly described as Lot 58, as shown on plat entitled "Section One, Subdivision for Burlington Industries, Inc., Taylors, S.C." made by Piedmont Engineers and Architects, October, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, at Page 10, according to said Plat, the within described lot is also known as No. 11 South Street (Avenue) and fronts thereon 113.1 feet.

This is a purchase money mortgage.

This is a second mortgage, junior in lien to a first mortgage held by Carolina Federal Savings & Loan Assn. of Greenville, recorded in the R.M.C. Office for Greenville County in mortgage book 1012, page 545.

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.

*Satisfied Paid in full this 27th day of May 1970.  
Lola W. Brown  
Witness Mrs. Morene Henson*

SATISFIED AND CANCELLED OF RECORD

*27* DAY OF *May* 19 *70*

*Ollie Farnsworth*

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

AT *3:54* O'CLOCK *P* M. NO. *25943*