

MAR 26 11 03 AM 1968

BOOK 1087 PAGE 439

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James L. Arms

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards & Hazel D. Edwards, Executors of the Estate of E.H. Edwards

(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

Twenty-two Hundred and Five and 93/100 Dollars --- Dollars (\$ 2,205.93 -) due and payable

at a rate of Thirty-five (\$35.00) Dollars each month beginning thirty (30) days from date until principal and interest are paid in full

with interest thereon from date at the rate of 6% 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, Chick Springs Township, about one mile south west of the City of Greer, South Carolina, lying on the eastern side of Jones Avenue and on the northern side of Edwin Drive; being shown and designated as Lot No. 3 on a plat of property of Florence H. Peace made by H.S. Brockman, surveyor, December 15, 1949, and having the following courses and distances to-wit:

BEGINNING on a stake, joint corner of lots Nos. 2 and 3 and runs thence with the common line of Lots Nos. 2 and 3, S. 56-00 E. one hundred and fifty (150) feet to stake, joint corner of Lots Nos. 2 and 3 and on the line of Lot No. 12; thence with the common line of Lots Nos. 3 and 12, S. 34-25 W. seventy-five (75) feet to a stake on the northern side of Edwin Drive; thence with the northern side of Edwin Drive, N. 56-00 W. one hundred fifty (150) feet to a stake at the intersection and on the eastern side of Jones Avenue; thence with the eastern side of Jones Avenue N. 34-25 E. seventy-five (75) feet to the beginning corner; and being the same property conveyed to the mortgagor by deed of E.H. Edwards, dated April 29, 1961, and recorded in Deed Book 680, at page 97, R.M.C. Office for Greenville County.

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 this 9th day of January, 1968.
Ronald K. Edwards Executor Estate of E.H. Edwards
Hazel D. Edwards Executor Estate of E.H. Edwards
Witness Geraldine T. Lynn*

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Jan. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 4:58 O'CLOCK P. M. NO. 16517