

Jun 3 3 29 PM 1968

BOOK 1094 PAGE 171

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James L. Brooks and Jo Ann Brooks,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cordelia G. Rich

(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 Thousand and no/100 - Dollars (\$ 4,000.00) due and payable

in equal successive monthly instalments of Forty-Nine and 02/100 (\$49.02) Dollars, including both principal and interest, first instalment due and payable on July 1, 1968, and subsequent payments on the first day of each succeeding month thereafter until both principal and interest are paid in full,

with interest thereon from date at the rate of 6 & 1/2 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, in Parker School District #8-A, on the south side of Decatur Drive, and being lot No. 9 as shown on plat of survey made by W. J. Riddle, Surveyor, on March 17, 1937, of sub-division of property belonging to D. L. Bramlett, on west side of Parker Road, and said plat being of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book I, at page 139, and said lot having, according to said plat, the following metes and bounds, to wit:

BEGINNING on the south bank of said Decatur Drive at an iron pin, corner of Lot No. 8, and running thence S. 51-48 E. 307.3 feet to an iron pin, corner of Lots Nos. 5, 6, 20 and 21; thence S. 68-37 W. 165.9 feet to an iron pin, corner of Lots Nos. 10, 18 and 19; thence N. 34-33 W. 259.4 feet to an iron pin on south bank of Decatur Drive; thence with said drive N. 58-02 E. 70 feet to the beginning corner, and being the said property conveyed to the mortgagors herein by deed of the mortgagee herein, of even date herewith, yet to be recorded, and this mortgage is given to secure a portion of the purchase price of said lot.

It is understood that the mortgagors herein have the privilege to anticipate payment on the unpaid balance of the mortgage debt, or of any part thereof, on any principal instalment payment date.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 215

SATISFIED AND CANCELLED OF RECORD
30 DAY OF July 1968
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:02 O'CLOCK P.M. NO. 5601