

OCT 17 2 54 PM 1968

BOOK 1108 PAGE 341

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Ezell Erby,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,

(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 Two Thousand Two Hundred Fifty-Nine and 72/100 - - - - - Dollars (\$ 2,259.72) due and payable

as follows: \$62.77 on the 14th day of November, 1968, and \$62.77 on the 14th day of each month thereafter until paid in full,

with interest thereon from date at the rate of 7 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, Fairview Township, about 1 mile Northeast of the Town of Fountain Inn, in the subdivision known as Friendship Heights, known and designated as Lot No. 4 in Block A on a Plat of the same prepared by W. N. Willis Engineers, May 30, 1960, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Friendly Street, joint corner with Lot No. 5, and running thence along the Northwest side of said Friendly Street S. 29-00 W. 80 feet to an iron pin, joint corner with Lot No. 3 on said Street; thence with the back joint line of said Lot No. 3, N. 79-00 W. 137.5 feet to an iron pin, corner with Lots Nos. 2 and 3; thence with the back line of said Lot No. 2 along the same course, N. 79-00 W. 51.3 feet to an iron pin, joint corner with Lot No. 2; thence N. 29-00 E. 138.2 feet to back joint corner with Lot No. 5; thence with the joint line of said Lot No. 5, S. 61-00 E. 180 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 3, 2, and 5, and Friendly Street.

The above lot being the same land conveyed to the Mortgagor herein by Isaac Booker, Jr. by deed dated this date, to be recorded in the R.M.C. Office for Greenville County, S. C.

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 11 PAGE 341

SATISFIED AND CANCELLED OF RECORD

DAY 17 1968
Dorrie S. [Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 O'CLOCK [Signature]