

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1416 PAGE 25

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
JAN 31 11 19 AM 1969

OLLIE FLEMING WORTH  
R. M. C.

WHEREAS, We, Cecil T. Runion and Ruth A. Runion

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. Rose

(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 Eight Hundred and No/100----- Dollars (\$2,800.00 ) due and payable

Three (3) years from date,

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

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, being known and designated as Lot 9 as shown on plat of subdivision known as Parkdale according to a survey made by Dalton & Neves, Engineers in July, 1960, recorded in the R. M. C. Office for Greenville County in Plat Book RR, Page 55.

This property is sold subject to the easements, rights of way and restrictive covenants recorded against said subdivision in the R. M. C. Office for Greenville County in Deed Book 658, Page 67 and as shown on said plat.

Grantees agree to assume payment of that certain mortgage executed in favor of Carolina Federal Savings and Loan Association in the original amount of \$12,500.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 R. M. C. Book 1130 page 128*

SATISFIED AND CANCELLED OF RECORD  
30<sup>th</sup> DAY OF June 1969  
OLLIE FLEMING WORTH  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 7:10 O'CLOCK A.M. NO. 213246