

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 6 11 55 AM 1959

BOOK 1116 PAGE 349

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

WHEREAS, I, EDDIE RAY HARBIN

(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 Eight Thousand Five Hundred and no/100-----

-----Dollars (\$ 8,500.00) due and payable in monthly installments of \$98.40 commencing on the 1st day of April, 1969, and continuing on the first day of each month thereafter until fully paid, except the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1979; the privilege is reserved to prepay at any time the entire indebtedness or any part thereof, with interest thereon from date at the rate of 7% per centum per annum, ~~12.25%~~ on the unpaid balance until paid.

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, Greenville Township, in the City of Greenville, on Pettigru Street and Boyce Avenue, and being Lot No. 1, Block 14, of the Boyce Lawn Subdivision, plat of which is recorded in the R. M. C. Office, Greenville County, in Plat Book A at Page 179, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin southeast corner of Pettigru Street and Boyce Avenue; thence S 15-00 E 196 feet along the east side of Boyce Avenue to an iron pin, joint corner of Lots Nos. 5 and 1; thence N 76-45 E 71 feet 8 inches, along line of Lot No. 5 to an iron pin, joint corner of Lots Nos. 1 and 2; thence N 15-00 W 196 feet along line of Lot No. 2, to an iron pin on the south side of Pettigru Street; thence along the south side of Pettigru Street, S 76-45 W 71 feet 8 inches to the beginning corner.

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 18 PAGE 54

SATISFIED AND CANCELLED OF RECORD
2 DAY OF Aug. 1973
Donnie S. Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:47 O'CLOCK P. M. NO. 3447