

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
{ MAR 31 12 22 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1121 PAGE 229

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hazel G. Bates,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt, his heirs & assigns,

(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 Hundred Forty and no/100 - - - - - Dollars (\$ 840.00) due and payable
twenty-one (21) payments @ \$40.00 per month, payments to commence on April 27, 1969,
and to continue on the 27th day of each month

with interest thereon from date at the rate of 7% per centum per annum, to be 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, in the Bates Township, lying on the West side of Keeler Mill Road, bounded by lands on the south by Birdie Shirley, on the West and North by W. A. Jones Jr., on the Northeast by James H. Bates and Keeler Mill Road.

Beginning on an iron pin on the West side of Keeler Mill Road running South 73-30 West 650', thence North 14-20 West 300', thence North 46-40 East 587 ft., thence South 70-15 East 195 ft., thence South 6-45 West 235 ft., thence South 18-50 East 243 ft. to the beginning corner and containing 7.70 acres.

This being a portion of the same land conveyed to R. P. Grice by Deed of Grover C. Beddingfield, and recorded in Deed Book 309, page 245, in the R.M.C. Office of Greenville County, S. C.

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 + satisfied 9/8/69.
J. E. Surratt
Witness Jeanette Surratt*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF *Sept.* 19*69*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *1:12* O'CLOCK *P.* M. NO. *5782*