

JUN 13 12 24 PM 1967

BOOK 1060 PAGE 354

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We Rudolph Frieks and Mildred S Frieks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar Boyce Sr

(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 Sixty Six & No/100 Dollars (\$ 866.00) due and payable

with interest thereon from date at the rate of One per centum per annum, to be paid: one year from date

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

All that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing One (1) Acre, more or less, and being known as lot number one of the Rehoboth Park Sub-Division, having the following metes and bounds, to wit:

Beginning at iron pin, Mrs. Bessie Mahaffey's line, thence S-75-1/2 E. three chains 95 links to iron pin corner lot No. 2, thence along line of lot No 2, N-9-3/4 E. Three chains 84 Links to iron pin Mrs. Bessie Mahaffey old line: thence along line of Mrs. Bessie Mahaffey S-64-1/2 W-4 chains 80 links to iron pin on old line, thence S-7-1/2 W no chains and 70 links to point of beginning.

Surveyed June 26, 1946 by W. F. Adkins, Surveyor.

This being the identical property conveyed to Grantor by E. Inman, Master in and for Greenville County, said deed dated the 11th day of July 1958 and of record in the office of the R. M. C. for Greenville County, S.C., in Vol. 601 at page 520. Reference thereto will furnish further details.

This is a second mortgage, subsequent to first mortgage to Citizens Building & Loan Assoc., of Greer, 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 and satisfied this 7th day of November 1967.
Edgar Boyce Sr.
Witness Charles T. Kimbo*

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Nov. 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:45 O'CLOCK A M. NO. 13710