

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Elythe, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James R. Brooks and John F. Brooks (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Ellie Farnsworth (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 thirty-five hundred and 00/100

DOLLARS (\$35.00)

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid, \$10.00 on October 22, 1961, and a thirty out of thirty on the 22nd day of each successive month thereafter until paid in full, said payments to be made to the Mortgagee at the Greenville, S. C. office of the Mortgagee until paid in full, said interest after one year to be payable at the rate of six (6%) per centum, per annum, to be calculated and payable monthly.

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 as or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in and 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, his heirs, 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, of the sort and site to be known as Lot 10 of Tract 10 of Section 10 of Township 10 of County of Greenville and being as follows:

"BEGINNING at an iron pin on the southwest corner of U. S. Highway No. 29, which point is 85.1 feet east from the intersection of U. S. Highway No. 29 and State and running thence along the line of property now or hereafter owned by Albert Farnsworth, running thence along line of said property, 4 43' 12" 1/2 to an iron pin; thence S. 22' 51' 51" East, more or less, to an iron pin; thence S. 19' 59' E. 65.3 feet to a square iron corner on U. S. Highway No. 29; thence with the Northeast side of said highway, 1 47' 21" 20/100 feet to an iron pin; thence east along with said highway, 1 33' 30" 27/100 feet to an iron pin; the north 92 feet line."

Said premises being the same property conveyed to the Mortgagee by M. S. Bradford by deed recorded in Volume 254 at Page 244; less a triangular strip heretofore conveyed to William Walker by deed recorded in Volume 426 at Page 317, of which is a plat and small plat on the map attached from Albert Farnsworth by deed recorded in Volume 426 at Page 277.

Witness:
James R. Brooks Citizen's Lumber Co.
John F. Brooks By: James A. Pol, Pres.

SATISFIED AND CANCELLED OF RECORD
9 DAY OF Jan. 1963
Ollie Farnsworth
B. M. C. FOR GREENVILLE COUNTY, S. C.
AT WALDO CLOCK B. M. NO. 17243

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.