

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 17 1961 A.M.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 855 PAGE 83

WHEREAS, I, E. H. Hollingsworth

Mrs. Ollie Farnsworth

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

Bank of Piedmont

(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
Three Hundred Ten and 79/100

Dollars (\$ 310.79) due and payable

Payable one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Grove Township, lying and being on the north side of Sunny Lane, lying west of the Greenville-Piedmont Road known as U. S. Highway #29 and this being a portion of lot No. 15 on plat of property of R. E. Dalton, made by Dalton & Neves, Engineers, November, 1947, recorded in the R. M. C. Office for Greenville County in Plat Book "S", page 15 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Sunny Lane said pin being 402 feet West from the Northwest corner of the intersection of Sunny Lane with the Greenville-Piedmont Highway and running thence N 12-30 E 180 feet along line of Lot #11 and Lot #15 to an iron pin, thence in an imaginary Southwestern direction 212 feet more or less to a pin adjoining Lot #16, thence S 8-08 W for 100 feet to pin at edge of Sunny Lane; thence along line of Sunny Lane Road S 77-17 E 100 feet to a point, thence S 64-58 E 104.5 feet to iron pin, the point of origin.
This conveyance containing in all 0.07 acres, more or less,

Together with all and singular rights, members, hereditaments, 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.