

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
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BOOK 860 PAGE 59

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Pearl L. Cole

Mrs. Ollie Farnsworth

B. M. G.

(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 Ninety-four and 22/100

Dollars (\$ 394.22) due and payable

Payable in fifteen monthly payments of \$26.29 each beginning July 7, 1961.

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, Gantt Township, and more fully described as follows:

Beginning at an iron pin on line of right-of-way of the P. & N. Railroad, said pin being the corner of land formerly sold by myself to R. M. Stroud, and running thence along Strouds line N. 81-10 W. 313 feet to a stake, thence S. 10-0 E 341 feet to a pin, thence N. 81-45 E. 295 feet to a stake in line of said Railroad right-of-way thence along line of right-of-way N. 10 W. 250 feet to the beginning corner and containing 2.00 acres, more or less and being a part of the same land conveyed to me deed of W. E. Mackey as of record in Office of R. M. C. for Greenville County in Vol. 162, Page 132.

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.