

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

JUL 12 1961



MORTGAGE OF REAL ESTATE

BOOK

862 PAGE 535

WHEREAS, I, Alta F. Atkins Mrs. Ollie Farnsworth
R. M. C.
(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

-Two hundred thirty-two and 12/100- - - - - Dollars (\$232.12) due and payable

with interest thereon from date at the rate of seven per cent per annum, to be paid annually 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 Greenville, Chick Springs Township, on the north side of Sunset Avenue, (formerly Wilson Ave), in the City of Greer, designated as Lot No. 18 of the property of Grace W. Schilleter according to survey and plat by H.L. Dunahoo, Surveyor, dated September 29, 1947, recorded in plat Book S, page 11, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at the corner of lots 18 and 19 on the north side of Sunset Avenue, and running thence N. 16.00 W. 150 feet to the right-a-way of the Southern Railway; thence along said right-a-way N. 73.38 E. 50 feet to corner of lot 17; thence along the line of same 150 feet to Sunset Avenue, thence along said Avenue S. 73.38 W. 50 feet to the beginning corner.

This is the same property conveyed to me by deed from L.B. Long, dated 20th day of June, 1955, and recorded in the R.M.C. Office for Greenville County in Book 528, at page 65.

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.

For Satisfaction see R.E.M. Book 1074 Page 361

RECORDED AND INDEXED BY RECORDER
24 JUL 12 1961
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
12628-2000 P. 4. NO. 11882