

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

LED  
AUG 17 1961 A.M.

BOOK 866 PAGE 221

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



WHEREAS, We, M.C. Hawkins and Nell Hawkins Mrs. Ollie Farnsworth  
(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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  
Five thousand and no/100 - - - - - Dollars (\$ 5,000.00 ) due and payable  
\$60.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of SEVEN per centum 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, in Butler Township, about 11 miles from the City of Greenville, on the West side of the road from Simpsonville to Batesville (formerly Old Augusta Road) being joined on all sides of property owned by Bonnie G. Smith and containing one-half (1/2) acre, more or less, and having the following courses and distances to-wit:-

BEGINNING at an iron pin on the Eastern side of the Old Augusta Road at the entrance of old driveway, thence running along said Drive Southward to an iron pin 207 feet; thence eastward 105 feet to an iron pin; thence Northward 207 feet to an iron pin on the East side of Old Augusta Road; thence with said road 105 feet to the point of beginning, the same containing one-half acres, more or less.

Also, conveyed to us by deed from Bonnie G. Smith is the right to use and supply for household purposes only, water from a deep well adjacent to the property above. This right of use and supply is to be confined solely for cooking and washing and not for any other purpose.

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.

*Nov 4, 1961*  
*Paid and satisfied*  
*B. P. Edwards*  
*witness Jack Thompson*  
*Vera E. Burnett*

*Nov 69*  
*Ollie Farnsworth*  
*11:37 A 2069*