



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Florence M. Reese 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

One thousand nine hundred forty-nine and 71/100 - - Dollars (\$ 1,949.71) due and payable

to be paid \$40.00 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, Chick Springs Township, situate, and being on the North side of Crain Drive, near Fairview Baptist Church, about two miles and one-half northwest of Greer, the same being known and designated as Lot 26, 27 and 28 on a plat of the property of John B. and Mencie N. Crain Estate made by H.S. Brockman, Surveyor, dated May 12, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book 65 at page _____, and having the following courses and distances, to-wit:-

BEGINNING at a stake on the north edge of Crain Drive, joint corner of Lots 25 and 26 and running thence along the northern edge of said Crain Drive S. 61.00 E. 150 feet to a stake, joint corner of Lots 28 and 29, thence as a dividing line between Lots 28 and 29 N. 29.00 E. 273.1 feet to a stake on the Perry Smith line; thence N. 65.07 W. 150.51 feet to a stake; thence as a dividing line between Lots 25 and 26 S. 29.00 W. 261.3 feet to the beginning corner, and being all of the same lots of land conveyed to Paul H. Reese, Deceased, by Emery Alexander by deed recorded in the R.M.C. Office for Greenville County in Deed Book Vol. 447 at page 45.

Whereas:-

Paul H. Reese of Greer, S.C. Rt. 6, said County and State, died interstate on the 17th day of April, 1960, seized and possessed of the land described in this mortgage, and whereas, the following named persons were his sole heirs at law all of whom are over 21 yrs of age, and whereas all funeral expenses and debts have been paid, the following persons, Roy Edgar Reese, Mary O. Tillie Trammell Stellar Reese Lindsey, Clara B. Reese, and Myrtle Reese have conveyed all of their rights and interest to Florence M. Reese by deed dated 12th day of Sept. 1960, said deed recorded in the R.M.C. Office for Greenville County in Book 671, at page 62.

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