

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 21 8 35 AM 1961

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE F. SWORTH  
R. M. C.

WHEREAS, We, Harrison R. Ball and Ella Mae G. Ball,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Roy Manley and LeRoy Brown, their Heirs and assigns forever:

(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

Four Hundred Seven and 63/100 ----- Dollars (\$ 407. 63 ) due and payable

\$20.00 each month after date, with payments being applied first to interest and balance to principal, and the balance being due and payable in full on or before ten months after date, with the privilege to anticipate payment of part or all at any time,

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

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

All those two certain tracts of land in Bates Township, in the County of Greenville, State of South Carolina, containing 19.6 acres, more or less, as shown on plat of Property of James Henry Hicks, prepared by Terry T. Dill, September 14, 1959, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "OO", Page 411, and being described together according to said plat as follows:

BEGINNING at an iron pin on the east side of a county road, corner of property of Cora Lee Talley; thence with the line of said property, N. 78-06 E. 443 feet to a point in branch; thence with said branch as the line, the traverse line of which is N. 2-45 E. 535 feet to a point; thence N. 17-50 E. 220 feet to a point; thence N. 53-00 E. 340 feet to a stake in said branch; thence over an iron pin N. 36-20 W. 633 feet to a stone near said county road; thence crossing said road, N. 77-45 W. 1138.3 feet to a stone; thence S. 23-00 W. 154 feet to a point; thence S. 51-30 E. 333.4 feet to an iron pin; thence S. 47-30 E. 182.2 feet to a maple; thence S. 56-30 E. 722 feet, more or less, to a point in the center of said county road; thence with the said county road, S. 15-15 W. 975 feet, more or less, to the beginning corner.

The above-described property is the same conveyed to us by the mortgagees herein by deed of even date herewith to be recorded.

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.