

FILED

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MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, T.C. Rollins <sup>Mrs. Olive Farnsworth</sup>

(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

Two hundred thirty-two and 12/100 - - - - - Dollars (\$ 232.12 ) due and payable  
one year from date hereof

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, O'Neal Township, about two miles north of the City of Greer, and being shown on a plat made by H.S. Brockman, Surveyor dated June 21, 1958, and having the following courses and distances: BEGINNING on an iron pin on the line of Perry Sandlin's property, the southeast ern corner of the tract, and runs thence S. 89-30 W. 81 1/2 feet to an iron pin; thence N. 20-20 W. 66.2 feet to an iron pin; thence N. 87-15 W. 274.5 feet crossing a branch to an iron pin; thence N. 19-36 W. 189 feet to an iron pin, ~~NE~~ corner of ~~X~~ Amanca Southern Hargrove's other tract of land; thence N. 89-31 E. 1,098 feet to a point in the center of a surface treated road or Pollard Road (iron pin on west bank thereof) thence along and with the center of said road S. 31-03 E. 221 feet to a point in the center of road; Sandlin's corner, thence with Sandlin's line S. 33-44 W. 66.8 feet to the beginning corner containing 5.98 acres, more or less. ~~MO~~  
This is the same property conveyed to ~~XX~~ on 25th day of June, 1958, and recorded in the R.M.C. Office for Greenville County in Book 605 at page 388.  
Less one ~~XXXX~~ acre sold to Calvin and Geraldine Paris.

Together with all and singular rights, members, hereditaments, and appurtenance: 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.

*Handwritten:*  
Paid and satisfied  
B.P. Edwards

*Handwritten:*  
w/est.  
Jack Thompson  
Lisa E. Burnett

SATISFIED AND CANCELLED OF RECORD  
12 MAY 1962  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 121 O'Clock P.M. NO. 12578