

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DEC 12 3 02 PM 1961

MORTGAGE OF REAL ESTATE

BOOK 876 PAGE 477

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, I, W. S. Peden

(hereinafter referred to as Mortgagor) is well and truly indebted unto John Henry McKittrick

(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 Three Hundred Ninety-Five & 50/100 - - -  
Dollars (\$ 395.50 ) due and payable

One year after date

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

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, Oaklawn Township, containing 2.65 acres, more or less, and having the following metes and bounds, to-wit, according to a plat and survey made by C. O. Riddle, Surveyor, November 24, 1961: Beginning at an iron pin on other land of the mortgagor, joint corner with land of Joe W. Peden; and running thence along line of other land of the mortgagor N. 71-05 E. 389.5 feet to an iron pin; thence S. 25-15 E. 294 feet to an iron pin on line of land of the mortgagee; thence with the joint line of land of the mortgagee S. 69-15 W. 396 feet to an iron pin, joint corner with land of Joe W. Peden; thence with the joint line of the Joe W. Peden land N. 18-47 W. 305 feet to an iron pin the point of beginning, and bounded by other lands of the mortgagor, lands of the mortgagee and land of the said Joe W. Peden. This being the identical tract of land this day conveyed by the said John Henry McKittrick to the said W. S. Peden by deed to be recorded herewith. This is a purchase money mortgage and is given to secure the balance of the purchase money thereof.

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.