

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAR 15 4 37 PM 1963

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FANNING WORTH  
R. M. C.

WHEREAS, I, Charles L. Lamb, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. T. Clark & Nellie M. Clark

(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

Ten Thousand Five Hundred and no/100 - - - - - Dollars (\$ 10,500.00 ) due and payable

\$85.21 a month beginning ~~30 days from date~~ <sup>May 1, 1963</sup> and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire amount or any part thereof at any time without penalty,

with interest thereon from date at the rate of Six (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 Greenville, Fairview Township, and containing 61 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING at an angle iron on the eastern side of Georgia Road, joint corner of Bernis Evans and Calvin Spillers, and running thence along Spillers line, N. 63-40 E., 255 feet to a stake by angle iron; thence S. 49-15 E., 602 feet to 3 red oak trees; thence S. 78-50 E., 1679 feet to an iron pin, joint corner of Bernis Evans and John L. Redmond; thence along Redmond line, S. 5-00 E., 1190 feet to a stake; thence N. 78-0 W., 2139.4 feet to a point in center of county road, joint corner of John David Spillers property; thence along said county road, Spillers line, in a northwesterly direction, 718.7 feet to a point on the eastern side of Georgia Road, joint corner of John David Spillers; thence along said Georgia Road, N. 7-04 E., 183 feet to a point on the eastern side of Georgia Road; thence continuing along said Georgia Road, N. 2-53 W., 469 feet to the beginning corner, and being the same property conveyed to grantors by P. K. Thackston by deed recorded in Deed Book 575, page 317.

LESS, however, that certain 2.5 acre tract of land heretofore conveyed by grantors to Jessie L. & Quilla V. Hill by deed dated December 10, 1962 recorded in Deed Book 712 at Page 309. For a more particular description of said 2.5 acre tract, see plat recorded in Plat Book CCC, Page 69.

THIS IS A PURCHASE MONEY MORTGAGE.

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.