

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 18 3 31 PM 1964

BOOK 949 PAGE 209

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **We, Frank Faller and Annie Joyce Faller**

(hereinafter referred to as Mortgagee) is well and truly indebted unto **Lester Brothers, Inc. of Martinsville, Virginia**

three promissory notes dated February 6, 1964

(hereinafter referred to as Mortgage) as evidenced by the Mortgagee's ~~promissory notes~~ the terms of which are incorporated herein by reference, in the sum of

Ten Thousand Two Hundred Eighty and No/100 Dollars (\$10,280.00) due and payable

on or before June 8, 1964

with interest thereon from date at the rate of **six (6%)** per centum per annum, to be paid: **on or before June 8, 1964**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, on **Hardale Court**, known and designated as **Lot No. 3 of Cepeland Dale Sub-division**, a plat of same dated **June, 1959**, by **Jones and Sutherland, Engineers**, being recorded in **Plat Book "QQ"** at page **89** in the **R.M. C. Office for Greenville County**, and being more particularly described as follows:

BEGINNING at an iron pin on the northeast side of **Hardale Court** at the joint corner of **Lots Nos. 2 and 3** as shown on the plat and running thence **N. 10 - 42 E. 175.1 feet** along the line of division of **Lots Nos. 1, 2 and 3** to an iron pin; thence **S. 88 - 10 W. 80 feet** to an iron pin; thence **S. 9 - 30 W. 153.8 feet** along the line of division of **Lots 3 and 4** to an iron pin on the northeast side of **Hardale Court**; thence **N. 81 - 16 W. 40.8 feet** and **N. 70 - 49 W. 34.2 feet** along the northeast side of **Hardale Court** to an iron pin, the beginning corner.

BEING the same property conveyed to the mortgagee by **E. L. McPherson, M. D.** by deed dated **July 24, 1963** and recorded in the **R. M. C. Office for Greenville County** in **Deed Volume 728** at page **273**.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

[Handwritten notes in cursive script, mostly illegible]

[Faint printed text, possibly a signature or stamp]