

MORTGAGE OF REAL ESTATE—Offices of **MANN & MANN**, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE

BOOK 978 PAGE 515

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Clarence E. Hollingsworth, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company,** its Successors 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 -----

Ten Thousand and No/100----- Dollars (\$ 10,000.00) due and payable

six (6) months from date,

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

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 pieces, parcels or lots of land situate, lying and being in Greenville County, State of South Carolina, on the western side of Thames Drive and being known and designated as a portion of Lots Nos. 41 and 42 of Avon Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "KK", at Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Thames Drive at the joint front corner of Lots Nos. 41 and 42 and running thence along said Drive S. 5-42 W. 55 feet to a point in the front line of Lot No. 41; thence S. 84-18 W. 175 feet to a point; thence N. 5-42 E. 55 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence N. 5-42 E. 55 feet to a point in the rear line of Lot No. 42; thence N. 84-18 E. 175 feet to a point on the western side of Thames Drive; thence along said Drive S. 5-42 W. 55 feet to the point of beginning.

The above is the major portion of the property conveyed to the mortgagor by deeds recorded in Deed Book 759, at Pages 160 and 161.

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.

*paid in full and satisfied this 27th day of January, 1965
Southern Bank and Trust Co.
Greenville, S.C.*

29th Jan. 65
Ollie Farnsworth
R.M.C.
2:57 21393

By: *Whaler M. Heckator*
Earl Lewis
Witness: *Walter G. Stone*
Marj C. Wattle