

MORTGAGE OF REAL ESTATE

JAN 17 9 55 AM 1967

Office of DAN S. BRISBY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert F. Williams,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Myrtle Dill Lindsey, her heirs 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 -----

Twenty Seven Hundred Seventy Five and No/100----- Dollars (\$ 2775.00) due and payable
Due and payable 90 days from date,

with interest thereon from _____ at the rate of Six per centum per annum, to be paid: at maturity

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 that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of S. C. Highway No. 11 and containing 48.0 acres, more or less, as shown on plat of property of Robert F. Williams dated January 3, 1967 prepared by Carolina Engineering & Surveying Co. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S. C. Highway No. 11 at the southeastern corner of the property of Brummer and running thence along the Brummer line N. 15-58 W. 529.3 feet to an iron pin; thence along the rear line of the Brummer tract S. 47-13 W. 218.7 feet to an iron pin; thence continuing along the rear of said tract S. 54-30 W. 65 feet to an iron pin; thence with a new line through the property of Myrtle Dill Lindsey N. 7-45 W. 837 feet to an iron pin; thence continuing through said Lindsey property N. 30-38 E. 818.7 feet to an iron pin; thence continuing through said Lindsey property N. 31-0 E. 868.1 feet to an iron pin in the line of property owned by Means; thence along the line of said Means property S. 87-15 E. 1193.8 feet to a stone; thence S. 3-23 W. 1117 feet to a stone; thence N. 83-09 W. 1164.9 feet to a stone; thence S. 60-10 W. 662.5 feet to an iron pin; thence S. 10-27 E. 661.6 feet to an iron pin; thence S. 15-37 E. 516.7 feet to an iron pin on the northern side of said S. C. Highway No. 11; thence along the northern side of said Highway S. 65-10 W. 105 feet to the point of beginning. ALSO: the 25-foot right-of-way for road purposes deeded to the mortgagor by the mortgagee by her deed of even date and recorded herewith. This property is located in Glassy Mountain Township just below Glassy Mountain.

The above is the same property conveyed to the mortgagor by the mortgagee by her deed of even date and recorded herewith.

This is a purchase money mortgage.

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.

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