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BOOK 1052 PAGE 285

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

OLLIE FARNSWORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Poinsett Home Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. F. Carr

(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 TWO THOUSAND AND NO/100THS- - - - - Dollars (\$2,000.00 ) due and payable ON DEMAND

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-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, and being the greater portion of Lot No. 26 as shown on a plat of the property of C. E. Briscoe, recorded in the RMC Office for Greenville County in Plat Book F, Page 156 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Gentry Street at the corner of property, now or formerly of B. B. Smith, which corner is 300 feet east of the southeasterly corner of the intersection of Gentry Street and Pendleton Road and running thence with the south side of Gentry Street N. 34-53 E. 90 feet to an ironpin at the joint front corner of Lots 25 and 26; thence with the common line of said lots S.55-30E 150 feet to an iron pin; thence a new line across the rearportion of Lot 26 S.34-53W. 86 feet to an iron pin in the line of property, now or formerly of B.B.Smith; thence with the Smith line N.57-01 W. 150 feet to the point of beginning.

ALSO: All those pieces, parcels or tracts of land in Gantt Township, Greenville County, State of South Carolina, situate, lying and being on the western side of the Greenville Piedmont Highway (Old U.S.Hwy No. 29), and being known and designated as Tract 3 and a portion of Tract 2 of Property of J. A. Simpson, as shown on plat thereof recorded in the RMC Office for Greenville County, S.C. in Plat Book II, at page 20, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the Greenville-Piedmont Hwy. at the joint front corner of Tracts 3 and 4, and running thence along the line of Tract 4, N. 71-30 W. 470.3 feet, more or less, to a point in the center of the C&WC Railroad; thence along the center of said railroad as the line N. 5-34 E. 289.6 feet to a point; thence a new line through Tract No. 2, S.71-30 E. 535 feet, more or less, to a point on the western side of Greenville-Piedmont Highway, which point is 35 feet N. 18-30 E. from the joint front corner of Tracts 2 and 3; thence along the said highway, S.18-30 W. 35 feet to an iron pin at the joint front corner of Tracts 2 and 3; thence still with said highway, S. 18-30 W. 247.0 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Gantt Township being known and designated as the southern portion of Lots Nos. 17 and 18 according to plat of Oakvale Farms made by C. C. Jones dated August 1941 recorded in the RMC Office for Greenville County in Plat Book M at page 15, reference to said plat being craved for a more complete description.

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.

*Paid & satisfied this 1st. day of Feb. 1969.*  
*T. F. Carr*

*Witness Paul J. Foster*  
*Brenda R. Jacks*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Feb. 1969

*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:10 O'CLOCK P. M. NO. 18668