

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 10 08 AM 1967

BOOK 1061 PAGE 67

MORTGAGE OF REAL ESTATE

OLLIE FARRISWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clie Mc. Watson, my heirs and assigns,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vance E. Edwards,

(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 Four Hundred and no/100 (\$400.00)

Dollars (\$ 400.00) due and payable

one Year from date,

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

ALL those pieces, parcels or lots of land in Bates Township, Greenville County, State of South Carolina, in the Town of Travelers Rest, known and designated as Lots 10 and 11 of the property of George W. Bridwell, shown on a plat thereof made by T.T. Hill, Surveyor, Dated March 1946, recorded in the RMC Office for Greenville County in Plat book M at page 129, and being described together according to said plat, as follows:

BEGINNING at an iron pin at the southwestern corner of the intersection of West Road and Second Avenue, and running thence along Second Avenue, S. 16-09 E. 150 Feet to an iron pin, joint rear corner of Lots 10 and 25; thence with the joint rear line of Lots 10, 11, 24 and 25, S. 69-40W. 100 feet to an iron pin, joint corner of Lots Nos. 11, 12, 23 and 24; thence along the joint line of Lots Nos. 11 and 12, N. 16-09 W. 150 feet to an iron pin on the southern side of West Road, joint front corner of Lots 11 and 12; thence along the southern side of West Road, N. 69-40 E. 100 feet to beginning Corner.

BEING the same property conveyed to the grantor by deed recorded in Deed Book 741 at page 167.

FOR power of attorney, see Deed Book 751 at page 5.

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.