

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1069 PAGE 93

MORTGAGE OF REAL ESTATE

SEP 12 12 34 PM 1967 WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, We, Fred E. Wall and Hazel B. Wall

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.O. Bell, Jr.

(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 Five Thousand Five Hundred & No/100 Dollars (\$5,500.00) due and payable

in monthly instalments of Fifty & No/100 (\$50.00) Dollars plus interest, with option to pay more at any time and interest only on unpaid balance

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

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, Glassy Mountain Township, lying southwest of South Carolina Highway No. 11, west of Gowansville and being the same land conveyed to the grantors by J.O. Bell, Jr. and described on plat made for J.O. Bell, Jr. by Donald Hill, Surveyor, August 2, 1967 showing the courses and distances as follows:

Beginning on a brad in center of South Carolina Highway No. 11 and running North 41-00 West, 169 feet to a brad in center of Highway No. 11; thence North 57-07 West 1367 feet to a set stone; thence North 80-30 West 419 feet to an iron pin; thence South 12-30 West 742 feet to a poplar corner; thence South 75-00 West 721 feet to a stone; thence South 10-30 West 669.5 feet to an iron pin; thence North 98-00 East 721 feet to an iron pin; thence North 72-10 East 2018.5 feet to the beginning. Containing 49.62 acres, more or less.

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Personally appeared before me Gladys P. Glenn and made oath that she saw the within named Hazel B. Wall sign, seal and as his her their act and deed, deliver the within instrument and that she with Ollie Farnsworth witnessed the execution thereof.

Sworn to before me, this 28th day of August A.D., 1967.
Ollie Farnsworth (SEAL)
Notary Public, S. C.

Gladys P. Glenn

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.

*Paul and Virginia in full
this 4th day of August 1967.
J.O. Bell, Jr.
H. Farnsworth*