

STATE OF SOUTH CAROLINA

FILED -
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE.

COUNTY OF GREENVILLE

OCT 9 3 16 PM 1967

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARNSWORTH
WHEREAS, I, Carl Gibson, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Otis C. Raines, 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 Eighteen Hundred Dollars (\$1,800.00)

Dollars (\$ 1,800.00) due and payable

Twenty Dollars (\$20.00) one month from date and Twenty Dollars (\$20.00) for the following twenty-three (23) successive months, and then to be paid on the twenty-fifth (25th) month in the sum of Fifty Dollars (\$50.00) per month and a like amount on the same day of each successive month thereafter until paid in full; payments to be applied first to interest and then to principal. with interest thereon from date at the rate of Seven 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, on the western side of Parkins Mill Road and having the following metes and bounds, according to a plat of "Property of Otis C. Raines, Jr.", dated December 17, 1962, prepared by J. C. Hill, L. S., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book _____, at page _____:

BEGINNING at an iron pin on the western edge of Parkins Mill Road and running thence along a line of Ward property N. 88 W. 236.2 feet to an iron pin; thence continuing along a line of Ward property S. 71-30 W. 334.4 feet to a nail and cap in a road; thence S. 15-30 W. 25.1 feet to an iron pin; thence along a line of Harrison property and along a line of Raines property S. 88 E. 561.0 feet to an iron pin on the western edge of Parkins Mill Road; thence along the edge of Parkins Mill Road N. 0-20 W. 139.4 feet to an iron pin, the beginning corner.

This mortgage is junior in rank to a mortgage given this date from Carl Gibson to Mary R. Willimon.

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.