

STATE OF SOUTH CAROLINA

COUNTY OF

GREENVILLE

OCT 17 4 59 PM 1967

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FANNINGWORTH
R.M.C.

I,

WHEREAS, I, Thelma C. Bridwell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Don Lunsford

(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 Eight Hundred and NO/100 ----- Dollars (\$2,800.00) due and payable

in monthly installments of \$ 35.00 per month - to be applied first to interest then to Principal. First payment due Nov. 1st 1967 - Interest at rate of 7% - to be computed semi-annually in advance .

with interest thereon from date at the rate of 7% per centum per annum, to be paid: (To be Computed Semi-annually & paid) in advance

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 that piece or parcel of land in Bates Township, Greenville County, State of South Carolina, lying and being situate on the East side of Geer Highway, between Travelers Rest and Marietta, S. C., and better known and designated as Lot No. 3 on that certain revised plat of N. O. McDowell, Jr., surveyor, June 20th., 1947, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book B., at page 46, to which plat and the record thereof reference is hereby made, having the following metes and bounds, to wit:

Beginning at an iron pin on the Geer Highway, corner of Lot No. 3, and Street unnamed and running thence in a Southern Direction 68 ft. to an iron pin corner of Lots No. 3, and 4; thence in North Eastern Direction 303 ft. to an iron pin; thence in the same direction 276 ft. to an iron pin near corner of lots Nos. 3 and 4; thence in a Northwestern direction 68 ft. to an iron pin rear of lot No. 3; thence in a Southwestern direction 310 ft. to a Pine Tree; thence in same direction 303 ft. to the beginning corner at an iron pin.

This property is sold subject to the restrictions that are now recorded against this property in Greenville County, S. C. or to be recorded; said restrictions are as follows; First, this property shall never be sold, rented or in any way be controlled by any persons, firm or Corporations having any percentage of Negro blood. Second, that said property shall be used for residential purpose only, no trailers, tents or shacks ever to be erected for use by tenants.

This is the same property conveyed* to me on the 4th. day of December 1950 by James A. Rackley and recorded in the Office of R. M. C., Greenville County, S. C. in Book O, and at page 618.

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.