

GREENVILLE 80°5'03"

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 23 4 12 PM 1967

BOOK 1074 PAGE 179

MORTGAGE OF REAL ESTATE

ELLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, W. R. GILLESPIE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBERT A. DOBSON, 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 TWENTY-FIVE AND 00/100 Dollars (\$5,525.00) due and payable

with interest thereon from date at the rate of six per centum per annum, to be paid: on demand;

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, containing 4.020635 acres, as shown on plat entitled "INA COOK GILLESPIE PROPERTY", made August 18, 1967, by R. K. Campbell, Engineer, recorded in Plat Book 000, at Page 139 in the R.M.C. office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the edge of right-of-way of Old National Highway No. 29 at the joint front corner of property of the Mortgagor and of MATTIE C. REYNOLDS, HENRIETTA C. BLACK and OTHELA C. WATSON, and running North 34 degrees 52 minutes West a distance of 379.16 feet to a point; thence turning and running North 72 degrees 08 minutes East a distance of 97.8 feet to a point; thence running North 75 degrees 12 minutes East a distance of 97.7 feet to a point; thence running North 77 degrees 33 minutes East a distance of 50.1 feet to a point; thence running North 80 degrees 01 minutes East a distance of 107.1 feet to a point; thence running North 83 degrees 14 minutes East a distance of 97.7 feet to a point; thence running North 86 degrees 20 Minutes East a distance of 113.7 feet to a point at the joint rear corner of property of the Mortgagor and TANNER PROPERTY; thence turning and running South 8 degrees 20 minutes East a distance of 344.75 feet to a point in the right-of-way of Old National Highway No. 29 at the joint front corner of property of the Mortgagor and TANNER PROPERTY; thence turning and running South 84 degrees 01 minutes West a distance of 116.7 feet to a point; thence running South 80 degrees 10 minutes West a distance of 102.35 feet to a point; thence running South 76 degrees 57 minutes West a distance of 99.7 feet to a point; thence running South 73 degrees 24 minutes West a distance of 100 feet, to the POINT OF BEGINNING.

ALSO, all of my right, title and interest in the land lying on the North side of the above-described tract of land, shown on said plat as "P. & N. RAILROAD".

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, ^{his} 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.

Handwritten note on the right margin:
The above is a copy of the original mortgage of real estate recorded in Book 1074 Page 179 of the Greenville County, South Carolina records.