

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 6 4 38 PM 1967

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARRS WORTH  
R.M.C.

WHEREAS, I, G. B. NALLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto George F. Townes as Trustee\*

(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 **Forty Thousand Dollars**

Dollars (\$ 40,000.00 ) due and payable

Eight Thousand Dollars (\$8,000.00) on the 12th day of May, 1968, and a like amount on the 12th day of each succeeding May for a total of five (5) consecutive years, with right to anticipate in any amount and at any time.

May 12, 1967

with interest thereon from ~~May 12, 1967~~ at the rate of Six (6) 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, on the northern side of Sulphur Springs Road, shown as a 40 acre tract on a plat of the property of W. H. Farr, made by W. A. Hester, surveyor, November 18, 1908, and revised February 2, 1914, and having, according to said plat, the following metes and bounds:

Beginning at a point on the northern side of Sulphur Springs Road and running thence S. 59-30 W. 5.95 chains to a stake; thence N. 9-45 W. 22.30 chains to a stake; thence N. 72-30 E. 4.45 chains to a stone at a pine stump; thence N. 64-15 E. 23.10 chains to a stone; thence S. 49 E. 9.80 chains to a stone; thence S. 73 W. 15.40 chains to a stone; thence S. 14-15 E. 7.57 chains to a stone; thence S. 63-30 W. 12.54 chains to a stone; thence S. 4 E. 6.49 chains to a stone, at the beginning corner.

Also: All that certain lot of land on the northwestern side of Sulphur Springs Road conveyed to Horace Farr, et al. by A. C. Hodgens by deed dated November 20, 1960, and recorded in Deed Book 666 at page 53, said property being shown on a plat entitled "Property exchange, Hodgens & Farr", made by J. C. Hill, September 19, 1960, reference to which deed and plat are craved for a fuller description.

Less However, that parcel of land conveyed by Horace Farr, et al. to A. C. Hodgens, shown on the plat hereinabove referred to, said property having been conveyed to A. C. Hodgens in exchange for the property immediately described above, reference to which deed and plat are craved for a fuller description.

Releases on this mortgage shall be allowed in accordance with the contract between the parties.

This is a purchase money mortgage.

\* George F. Townes as Trustee for Horace M. Farr, Herbert M. Farr, Susan Gladys Farr, Sue McCrory Farr, Katherine G. Abrams, and Horace M. Farr and Herbert M. Farr as Executors of the Estate of Annie Farr.

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.