

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 21 10 28 AM 1968

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OLLIE FARRINGTON MORTGAGE OF REAL ESTATE

and Betty K. Spearman of Greenville County

TO ALL WHOM THESE PRESENTS MAY CONCERN B. F. Spearman

WHEREAS, We, B. F. Spearman and Betty K. Spearman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four thousand one hundred thirty-two and 21/100 - - - - - Dollars (\$ 4132.21 ) due and payable

in monthly installments of \$80.00 each beginning May 17, 1968 and continuing for eleven months with a final installment of \$3252.21 due May 17, 1969

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-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, in Oaklawn Township and according to a plat of John C. Smith, Surveyor, dated Nov. 6, 1958, said lot is known and designated as Lot No. 1 and according to said plat is described as follows: to wit: BEGINNING at a nail in the center of the road, running thence N. 58-14 209.6 feet to an iron pin; thence S. 22-30 E. 64 feet to an iron pin; thence S. 40-30 E. 46.4 feet to an iron pin; thence S. 48-51 W. 166.8 feet past an iron pin to a nail in center of the said road; thence along center of said road N. 48-52 W. 142.4 feet to beginning corner.

This property is bounded on the northerly side of Faith Tabernacle; on the easterly side by John T. Burgess Colored School; on the southerly side by Lot No. 2 and on the westerly side by the road.

This being that same property conveyed to us by J. Lewis King by his deed dated November 13, 1958 recorded in the office of the E.M.C. for Greenville County in Book 610 page 417. Also by confirmation Deed dated July 21, 1961, recorded in Vol. 678 on Page 495 and Deed dated Sept. 10, 1962 to be recorded.

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, on any part thereof.