

STATE OF SOUTH CAROLINA JAN 17 3 03 PM 1969

BOOK 1114 PAGE 589

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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

WHEREAS, WE, ELLIS EUGENE ADAMS and RICHARD C. KERN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 TEN THOUSAND AND NO/100 -----
----- Dollars (\$10,000.00) due and payable
upon demandwith interest thereon from date at the rate of Seven ^(7%) 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 eastern side of South Carolina Highway By-Pass 291, and being a portion of Lot No. 11 of the property of J. H. Sitton, et al, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book JJ at page 105, and having, according to said plat, and according to a more recent plat prepared by Dalton and Neves of the property of J. W. Pitts, dated January, 1958, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the eastern side of South Carolina Highway No. 291 which iron pin in 740 feet south of the southeastern intersection of said Highway and Edwards Road, said pin also being in the joint front corner of the property herein described and the property heretofore conveyed to the grantor and Ellis Eugene Adams, and running thence S. 88-20 E., 194.65 feet to an iron pin on the western side of a 30-foot service alley; thence with said alley s. 0-43 W., 40 feet to an iron pin; thence N. 88-20., 194.4 feet to an iron pin on the eastern side of said Highway; thence with said Highway N. 0-30 W., 10 feet to a point, thence continuing N. 0-38 E., 30 feet to an iron pin, point of beginning; and being the same conveyed to Ellis Eugene Adams and Henry A. Jewell.

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.