

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 5 2 38 PM 1969

BOOK 1116 PAGE 301

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Sidney Broder and Fay J. Broder

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis Patton

(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 Four Thousand - - - - -

Dollars (\$ 4,000.00) due and payable

as follows: \$ 121.69 March 1, 1969 and \$121.69 on the first day of each month thereafter until paid in full. Payments to apply first to interest and the balance to principal.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: monthly

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, Fairview Township and in the corporate limits of the Town of Fountain Inn, on the East side of McCarter Road, with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the eastern edge of the said McCarter Road, joint corner with lands of the B. F. Gault Estate, and running thence with the joint line of the said B. F. Gault Estate lands N. 65-15 E. 313.3 feet to a point in the southwestern edge of State Highway No. 14, formerly U. S. 276, Main Street, crossing an iron pin 190 feet N. 65-15 E. from said beginning point, iron pin; thence with the Southwestern edge of said Main Street, State Highway No. 14 - N. 41-00 W. 209.2 feet to a point, intersection of said McCarter Road with Main Street; thence with the Eastern edge of said McCarter Road in a southwestern direction 370 feet to an iron pin, the point of beginning, and bounded by McCarter Road, lands of B. F. Gault Estate, Main Street, et al. Subject to highway, rail road telegraph, telephone or any other right of ways, if any, that might exist.

This being the same lot of land this day conveyed to me by H. Murk Gault and Mary A. Gault by deed to be recorded herewith.

Together with all and singular rights, members, hereditaments, 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.

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