

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

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

WHEREAS We, Roy W. Mosteller and Annie R. Mosteller,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. P. Edwards,

(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

Two Thousand Four Hundred Ninety-three and 98/100 Dollars (\$2,493.98) due and payable

at a rate of Fifty Dollars (\$50.00) per month, beginning 30 days from date and each month thereafter until principal and interest are paid in full,

with interest thereon from date at the rate of 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 NW side of Berry Mill Road, near O'Neal, in O'Neal Township, County & State aforesaid, and being known & designated as lots nos. 1 & 2 of the J. A. Bennefield property as shown on plat prepared by J. Q. Bruce, Sur., dated May 8, 1949, and which plat will be recorded forthwith in the R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING in the center of said road at junction with a ten foot alley or street, and running thence with said street N. 52-45 W. 207 feet to a stake at joint corner of lots 1 & 11 as shown on said plat; thence N. 50-00 E. 155 feet to a stake at the joint corner of lots nos. 2, 3, 10 & 11 as shown on said plat; thence with the joint property line of said lots nos 2 & 3 S. 62-08 E. 230 feet to the center of the Berry Mill Road; thence with said road, S. 50-00 W. 141.5 feet and S. 60-30 W. 55 feet to the beginning point. This being the same property was conveyed to the mortgagors by deed dated March 3, 1962 and recorded in the R.M.C. Office for said county in Deed Book 693 at page 440.

ALL that piece, parcel or lot of land situate, lying and being in Anderson County, State of South Carolina, shown and designated as Lot No. 47 on a plat of Oak Shores prepared by Carolina Engineering and Surveying Company, said plat being recorded in the R.M.C. Office for Anderson County in Plat book 65 at page 61.

This conveyance is made subject to restrictions and easements of record in the R.M.C. Office for Anderson County, South Carolina.

Grantee to pay 1969 taxes.

Lot # 47 of Oak Shores is given as additional security to secure the above indebtedness of \$2,493.98. A mortgage on said property is also recorded in the R.M.C. Office for Anderson County. Both this mortgage and the mortgage recorded in Anderson County are given to secure the same indebtedness.

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.