

APR 1 3 24 PM '69

MORTGAGE OF REAL ESTATE - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe D. Gibson, J. Roy Gibson, William M. Morgan and Annie Lou B. Daniel

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. Caldwell, as Trustee under authority granted in deed of Eddie M. Batson to W. E. Caldwell, Trustee, dated January 31, 1962, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 691, Page 314, (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

Seven Thousand and No/100..... Dollars (\$ 7,000.00 ) due and payable in five equal successive annual installments of \$1,400.00 each, plus interest on the unpaid principal balance, the first payment to be due April 1, 1970 and subsequent payments on the first day of each April thereafter until paid in full.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of six 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, near the Taylors Community, on the south side of U. S. Highway 29, known as part of Lot 2, containing 0.87 acres, as shown on plat entitled "Property of Eddie M. Batson", made July 28, 1960, by C. O. Riddle, R. L. S., recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "UU", Page 65, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of U. S. Highway 29 at the corner of Lot 3, which is approximately 817.7 feet northeast of the intersection of Old U. S. Highway 29, and running thence along the line of Lot 3 S. 14-45 E. 271.2 feet to an iron pin on the northern side of Old U. S. Highway 29; thence along the northern side of said highway N. 75-44 E. 114.8 feet to an iron pin; thence N. 10-19 W. 327.7 feet to an iron pin on the southern side of U. S. Highway 29; thence with the southern side of said highway S. 54-01 W. 150.6 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.