

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 16 11 13 AM '69

MORTGAGE OF REAL ESTATE

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

WHEREAS, Julia B. Robinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The First Piedmont Bank and Trust Company of Greenville, South Carolina.

(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

Six Thousand Five Hundred and No/100-----Dollars (\$6,500.00) due and payable in equal monthly installments of Eighty-eight and 62/100 (\$88.62) Dollars, monthly payment applying first to interest and balance to principal, said payments being computed at 7% interest over a period of eight years. In the event the S. C. law is changed so as to allow 8% interest to individuals, then and in such event the interest herein shall be increased to 8% and the payments shall begin immediately to be \$91.89 with interest thereon from date at the rate of (see above) per centum per annum, to be paid: as above

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 southeastern side of Pinckney Street, near the City of Greenville, consisting of 1.54 acres as shown on a plat entitled "Property of Alwin Realty Company, near Greenville, S. C.", made by Dalton and Neves, Cec. 1949, revised June, 1951, and February, 1955, and having according to said plat the following metes and bounds:

BEGINNING at a monument on the southeastern side of Pinckney Street, in the center of the old G. & L. Railroad right of way and running thence with the southeastern side of Pinckney Street N. 23-46 W. 150 feet to an iron pin; thence N. 1-24 E. 15 feet more or less to an iron pin in the center of a railroad siding; thence in an easterly direction with the center line of said railroad siding 387 feet to an iron pin in the southwestern side of a proposed 40 foot street; thence S. 48-39 E. 21 feet to an iron pin, corner of property of Columbia Baking Company; thence with the line of property of Columbia Baking Co., S. 30-15 E. 151.7 feet to an iron fence post in the center line of the old G & L Railroad right of way; thence along the center line of said old right of way S. 70-01 W. 75 feet to an iron fence post, S. 64-58 W. 146.8 feet to an old pin, S. 52-57 W. 77 feet to an old pin, S. 49-06 W. 122.8 feet to a monument on the southeastern side of Pinckney Street, the point of beginning.

For reference to other rights herein conveyed as to rights of way in railroad see deed book 524, page 453.

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.