

MORTGAGE OF REAL ESTATE

MAY 9 3 49 PM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, William P. Long,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Claude B. Cannon,

(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 & No/100 - - - - - & No/100 Dollars Dollars (\$2000.00 ) due and payable

annually, at the rate of Five Hundred/(\$500.00) per annum from date of this paper,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: annually from date of this paper.

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; Chick Springs Township, to wit: Located approximately two miles southwest of Greer, South Carolina, being designated and known as Lot No. 3 on plat of property of Charles Flint Rhem, Jr., prepared by John A. Simmons, Surveyor, dated April 28, 1967, and having, according to said plat, the following metes and bounds:

Beginning at an old nail in the center of the right-of-way of Jones Road, which point is located 652 feet northeast from the intersection of Jones Road and the right-of-way of Buncombe Road and which old nail is located at the intersection of Jones Road and an unnamed country road, and running thence S.66-51 W. 297.5 feet along the center of said unnamed country road to a point in the center of said country road; thence turning and running S.27-29 E. 182.7 feet to a point in the center of Jones Road; thence turning and running along the center line of Jones Road, N.34-11E. 337 feet to an old nail, the point of beginning, and containing 0.62 acre.

This is the same property conveyed to Claude B. Cannon by deed of Charles Flint Rhem, Jr. dated September 13, 1967, and recorded in the Office of the R.M.C. for Greenville County in deed book 829 at page 443.

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.