

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Office of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1125 PAGE 641

MAY 15 11 55 AM '69

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HATTIE J. BARNETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO.

(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 Three Hundred Seventy Five and no/100 -----

Dollars (\$ 6375.00) due and payable

\$1275.00 annually beginning one year from date and a like amount each successive year until paid in full, entire balance due and payable on or before five years from date.

after maturity

with interest thereon ~~at the rate of~~ at the rate of 5 1/2% 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, in Austin Township, known as Lot 10 on plat of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book S at page 75, and having the following metes and bounds, to-wit:

BEGINNING at the center line of the State Highway No. 14, at the corner of Lot 11, and running thence S. 50-03 W., 1,076.2 feet to an iron pin; thence along the Holland property, S. 3-39 W., 170 feet to an iron pin; thence S. 67-34 E., 200 feet to an iron pin; thence along the line of lot 9, N. 49-31 E., 1,094.9 feet to the center of line of said highway; thence along the highway 290 feet to the point of beginning, containing 8.05 acres, more or less.

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.