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JUN 25 1969

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FLA.-S.C.

GREENVILLE CO. S. C.

REAL ESTATE MORTGAGE JUN 25 9 45 AM '69

30988

OLLIE FARNSWORTH
R. H. C.

THIS MORTGAGE, DATED May 1, 1969, between

J. R. Thomas of 22 Edgewater Lane

in Greenville, South Carolina

(herein called "Mortgagor") and SHELL OIL COMPANY, a Delaware corporation with offices at 250 Peachtree Street, N. W., in Atlanta, Georgia 30303 (herein called "Shell").

WITNESSETH:

In consideration and to secure payment of Mortgagor's indebtedness herein described, and the performance and observance by Mortgagor of the covenants and conditions of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to Shell

the following described premises situated in the City of Greenville County of Greenville, State of South Carolina

This is a first mortgage.

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 27 of a subdivision known as Cole Acres, surveyed and platted by Madison H. Woodward, R. E., May, 1946, recorded in the RMC office in plat book "P" at page 73, and having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Cole Avenue, joint front corner of Lots Nos. 27 and 28 and running thence with the line of said lots N. 14-20 E., 200 feet Joint rear corner of Lots Nos. 27, 28, 11 and 12; thence with the rear line of Lot No. 12, S. 78 E., 100 feet to joint rear corner of Lots Nos. 26, 27, 12 and 13; thence with the line of Lot No. 26, S. 14-20 W., 200 feet to Cole Avenue; thence with the north side of Cole Avenue, N. 78 W., 100 feet to the point of beginning. ~~This is a first mortgage of the property of the mortgagor to the mortgagee, Ollie Farnsworth, for the purpose of securing the advances hereinafter mentioned.~~

together with all rights, privileges and appurtenances thereto, all rents, issues and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon (all herein collectively called "the premises");

TO HAVE AND TO HOLD the same unto Shell, its successors and assigns, forever; provided, however, that this Mortgage is upon the express condition, that, if Mortgagor shall promptly and fully pay Mortgagor's indebtedness to Shell under and in accordance with the provisions (a) of a certain Financing Agreement of even date herewith between Mortgagor and Shell, under which Mortgagor may become indebted to Shell for future

advances up to a total sum not exceeding -----

Dollars (\$ -----), or (b) of a certain Promissory Note of even date herewith,

in the principal sum of Forty Seven Hundred Eighty Six and 40/100 Dollars

(\$4786.40), if and when such Promissory Note supersedes said Financing

Agreement and Mortgagor's indebtedness, if any, thereunder; and if Mortgagor shall fully perform and observe all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise it shall remain in full force and effect.