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STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.
COUNTY OF GREENVILLE } AUG 20 11 30 AM '69

BOOK 1135 PAGE 315

MORTGAGE OF REAL ESTATE

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

WHEREAS, ELOISE DEMPSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. H. JONES

(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 Four Thousand and no/100-----

Dollars (\$4,000.00) due and payable,

in monthly installments in the sum of \$56.56 commencing on September 27, 1969 continuing on the 27th day of each month thereafter in the same amount until paid in full, all payments to apply first to interest with balance to principal.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Monthly

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 lot of land with improvements lying on the south side of Palmetto Avenue in Greenville County, South Carolina being shown as Lot No. 23 on a plat of the Property of G. J. Douglas made by C. M. Furman, Engineer, dated April, 1923, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, Page 126, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the Southern side of Palmetto Avenue at the joint corner of Lots Nos. 22 and 23, and running thence with the lot line of Lots Nos. 21 and 22 S. 10-50 W. 141.3 feet to an iron pin; thence N. 79-10 W. 70 feet to an iron pin; thence with the line of Lot No. 24 N. 10-50 E. 141.3 feet to an iron pin on Palmetto Avenue; thence with the Southern side of Palmetto Avenue S. 79-10 E. 70 feet to an iron pin, the beginning corner.

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.