



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN ²⁹ 3 51 PM '69

WHEREAS, I, Azilee Holland Nowbray,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank

(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 Fifteen Hundred and No/100-

one year from date

Dollars (\$1,500.00) due and payable

with interest thereon from date at the rate of 8 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, Fairview Township, just North of the Town of Fountain Inn, containing ninety-four and thirty-nine one hundredths (94.39) acres, more or less, with the following metes and bounds, to-wit:

"Beginning at ford on Stage Road at McGee Branch; thence N. 68 W. 10.00 chains 3X; thence N. 81-1/2 W. 18.00 chains to stone 3X, on B. S. Cox land; thence S. 27-1/2 W. 16.00 chains; thence S. 27-1/4 W. 6.19 chains to stone 3X; thence S. 27-3/4 W. 15.86 chains to stone 3X, Tol Armstrong land; thence S. 78-1/2 E. 19.82 chains to a W.O. at road; thence S. 20-1/2 W. 3.75 chains; thence S. 28-1/4 E. 4.28 chains to stone 3X; thence S. 78 E. 2.22 chains to stake; thence S. 63-1/2 E. 5.18 chains to a sweet gum; thence up meanderings of said branch to beginning corner; being lots No. 1 and No. 3 as shown on plat made by J. A. Adams, October 8, 1903."

This being the same tract of land conveyed to Sarah L. Hitch, by deed of Robert Bryson, Executor, on November 13, 1903, of record in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 311 at Page 39. Sarah L. Hitch died intestate on or about June 20, 1914, leaving this property to my mother, Mary E. Holland, her only child and sole heir, Sarah L. Hitch's husband having predeceased her. This being the same property conveyed to me by my mother, Mary E. Holland by deed dated November 21, 1962, said deed of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 800 at Page 159.

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.