

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO., S. C.

SEP 19 2 24 PM '69

BOOK 1137 PAGE 279  
MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Real Estate Fund, Inc., of Greenville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. E. Green & Virginia W. Edwards

(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 Fifty-Thousand - - - - -

Dollars (\$ 50,000.00 ) due and payable  
as follows: \$606.65 on October 19, 1969 and \$606.65 on the 19th day of each  
succeeding month thereafter until paid in full- A total of 120 equal successive  
monthly payments, with the privilege of anticipating any or all payments at any  
time without penalty

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 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, Town of Fountain Inn, described as follows, to-wit:

Beginning at an iron pin on the eastern side of Weston Street and running thence N. 52 E. 210 feet to an iron pin; thence N. 38 W. 40 feet to an iron pin; thence S. 52 W. 210 feet to an iron pin; thence S. 38 E. 40 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 677, Page 488.

Reference is also made to Deed Book 649, Page 3, R. M. C. Office for Greenville County, S. C.

This being the same lot of land upon which is located the Southern Bell Telephone Building, Fountain Inn Exchange.

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.