

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE

FILED  
SEP 22 2 35 PM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, Barbara A. Ehrlichman

(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 Eighty Thousand

Dollars (\$80,000.00) due and payable

in installments of One Thousand Six Hundred Twenty Four Dollars (\$1,624.00), payable monthly, beginning three months from the date hereof, and One Thousand Six Hundred Twenty Four Dollars (\$1,624.00) on the same day of each month thereafter, until the principal, with interest to accrue thereon, is fully paid, provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof with interest on the unpaid principal computed from date of each advance to the undersigned at the rate of 8 1/2% per annum (on 37.5% of the loan and 5-1/2% per annum on 62.5% of the loan)

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, on the western side of Howell Circle and being known and designated as Lot 34 as shown on plat of Section 2 of Spring Forest Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 34, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Howell Circle at the joint front corner of Lots 34 and 35 and running thence S. 66-30 W. 140 feet to an iron pin; thence N. 23-30 W. 118 feet to an iron pin; thence N. 66-30 E. 140 feet to an iron pin; thence along Howell Circle S. 23-30 E. 118 feet to the point of beginning.

The mortgagor executes this mortgage as security for her guarantee of even date herewith guaranteeing the payment of the note executed by Century Lincoln-Mercury, Inc. of even date herewith, the terms of which are set out hereinabove.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

To Floor of Apt 34, West Spring Forest Ave R. E. M. Book 1137 Page 375