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BOOK 1141 PAGE 299

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, H. N. Mauldin and B. E. Mauldin,

are

(hereinafter referred to as Mortgagor) $\frac{1}{2}$ well and truly indebted unto Homer Styles and Flora Styles

(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 One Thousand, Eight Hundred Eighty-Two and 80/100----

Dollars (\$ 1,882.80) due and payable

January 15, 1970, with privilege to anticipate payment in full or in part at any time,

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: semi-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:

those $\frac{1}{8}$ $\frac{1}{8}$ $\frac{1}{8}$
"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, as are more fully shown on plat of property of Homer Styles dated September 8, 1969, prepared by Terry T. Dill, Reg. C. E., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of property of Mauldin located 260.8 feet from the eastern edge of Tulip Street, and running thence with the line of Mauldin, N. 0-30 W. 34.5 feet to an iron pin on the southern edge of a 10-foot alley; thence with the line of property of Carter, N. 0-30 W. 10 feet to an iron pin on the northern edge of said 10-foot alley; thence continuing with the line of property of Carter, N. 0-30 W. 52.6 feet to an iron pin at the corner of property of Homer Styles, which iron pin is located 174.6 feet from Tulip Street; and running thence along the line of property of Homer Styles, N. 87-50 E. 100.8 feet to an iron pin, which iron pin is located 180.8 feet from Highway 291 By-Pass; running thence S. 0-10 W. 55.1 feet to an iron pin on the northern edge of said 10-foot alley; thence with the northern edge of said 10-foot alley, N. 88-28 E. 50 feet to an iron pin; running thence S. 1-19 E. 10 feet to an iron pin on the southern edge of said 10-foot alley; running thence S. 1-19 E. 52.9 feet to an iron pin on the edge of the P & N Railroad right-of-way; and running thence with the edge of the P & N Railroad right-of-way, N. 84-37 W. 151.4 feet to the point of beginning; being the same conveyed to the mortgagors herein by the mortgagees herein by deed of even date, to be recorded herewith.

Together with all and singular rights, members, hardiments, 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.