

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1141 PAGE 545

Nov 12 11 26 AM 1969 MORTGAGE OF REAL ESTATE

OLLIE FARM FOR WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, we, Billy H. Bunch and Linda P. Bunch, of Greenville County, are

(hereinafter referred to as Mortgagor) if well and truly indebted unto H. W. Morrison and Eliza H. Morrison

(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 Twelve Thousand, Three Hundred and No/100-----

-----Dollars (\$ 12,300.00) due and payable
in monthly instalments of Eighty-Six and 94/100 - (\$ 86.94) Dollars each, beginning on the
11th day of December, 1969 and continuing on the 11th day of each succeeding calendar
month thereafter until the principal debt has been paid in full, said payments to be applied
first to interest and then to the principal balance remaining due from month to month

with interest thereon from date at the rate of SEVEN 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, his 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, in Bates Township, lying on the north side of Elizabeth Drive and containing 0.75 acre, more or less, having the following metes and bounds:

"BEGINNING at an iron pin at H. W. Morrison and Eliza Morrison driveway and 25 feet north of center of road, running thence along Elizabeth Drive, N. 63-58 W. 120 feet to iron pin in center of another driveway; thence N. 31-50 E. 274 feet over iron pin at right of way of Greenville Water Works to stake in center of right of way; thence along water main, S. 43-36 E. 154.5 feet to stake; thence over iron pin on right of way at 15 feet, S. 39-28 W. 224.3 feet to beginning corner; being the same conveyed to us by the mortgagees by deed of even date, to be recorded herewith.

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, his 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.