

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1143 PAGE 25

Nov 26 8 55 AM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Perry Lee Hall, Mortgagor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lucille T. Hall,

(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 Twenty-three Hundred

Dollars (\$ 2300.00) due and payable

in Monthly payments of One Hundred Dollars per month until principal and interest has been paid in full

with interest thereon from date at the rate of One 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 heirs and assigns:

"ALL that certain place, 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, Chick Springs Township, lying and being about one mile ~~South~~ East from Brushy Creek Baptist Church, and being all of the same lot of land conveyed to me by Lucille T. Hall by deed dated this day, and having the following metes and bounds, according to plat of the Property of Lucille T. Hall prepared by H.S. Brockman, Surveyor, Dated Nov., 25th., 1966,

BEGINNING at an iron pin on B.P. and W.T. Hall line and runs thence a new line N. 2-30 E. 210 feet to iron pin; thence S. 89-00 W. 105 feet to another iron pin on S.H. McCoy Estate line; thence with said line S. 2-30 W. 210 feet to old iron pin; thence with the B.P. and W.T. Hall Line N. 89-00 E. 105 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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, ^{her} 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.