

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE '00-80
MORTGAGE OF REAL ESTATE

BOOK 1143 PAGE 267

DEC 7 2 51 PM '60
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, D. P. Garrick,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ellen Bates Roper and William Clyde Bates,

(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 -----
Six Thousand Four Hundred and No/100----- Dollars (\$ 6,400.00) due and payable
\$87.26 per month commencing on the 1st day of August, 1969, and \$87.26 on or before
the 1st day of each month thereafter until paid in full, said payments to be applied first to
interest, then to principal,

with interest thereon from date at the rate of seven (7%) per centum per annum, to be ~~XXXX~~ computed and 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, in the town of Marietta, on the E/S of Geer highway (U. S. 276), and having, according to a plat of survey made by Terry T. Dill, surveyor, June 18, 1957, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the E/S of said Geer highway on the line of the right-of-way of the State Highway Department and running N62-30E 245 feet to an iron pin; thence S60-30E 71 feet to an iron pin; thence N41-00E 87.5 feet to an iron pin on the Martin line; thence with said line S40-30E 885 feet to an iron pin; thence S79-30W 90.4 feet to an iron pin; thence N87-40W 157.1 feet to an iron pin on said right-of-way of State Highway Department; thence following said right-of-way N61-10W 363 feet to an iron pin; thence continuing with said right-of-way N45-15W 304.7 feet to the beginning corner, containing 4.04 acres, more or less.

The above described property is all of the same conveyed to the mortgagor by deed of Clyde C. Bates, June 27, 1957.

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.