

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 28 12 33 PM '70 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH, WHOM THESE PRESENTS MAY CONCERN;  
R. M. C.

WHEREAS, We, Ada Pace Stroud, Theron N. Stroud and Edward Ellison Stroud  
are  
(hereinafter referred to as Mortgagor) well and truly indebted unto William H. Stroud

(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 Seventeen Hundred

Dollars (\$ 1700.00 ) due and payable

in twenty-four (24) equal monthly installments, the first installment being due  
and payable the 24<sup>th</sup> day of February, 1970, And the last day of each month  
thereafter, until paid in full,

with interest thereon from date at the rate of seven per centum per annum, to be paid: on the current balance  
at the time of each monthly payment.

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 Highland Township, South and Southeast  
of the new Tugaloo road, it being a part of the Stroud Home Place, beginning on  
an iron pin in the Tugaloo road and running thence S 3 W 3.47 chs. to stone;  
thence S 37 E 10.65 chs. to a stone; thence N 74 E 23.38 chs. to stone in road;  
thence up said road 23.33 chs. to a stake in the old Tugaloo road; thence N 3  
E 2.72 chs. to stone; thence S. 50 W 11.90 chs. to stone; thence N 3 E 4.75  
chs. to stone; thence S 50 W 3.16 chs. to a stone; thence N. 41 1/2 W 2.60 chs.  
to a pin in the new road; thence down said road 20 chains and 50 links to the  
beginning corner, containing 59 acres, more or less, bounded by lands of T. S.  
Stroud, J. H. Roe, Hichtower and others.

Except 2.65 acres previously conveyed away by the late E. C. Stroud, and  
excepting 3 acres conveyed by the heirs of E. C. Stroud to Richard E. Nelson  
and Lydia S. Nelson.

STATE OF SOUTH CAROLINA ), RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE )

I, the undersigned Notary Public, do hereby certify unto all whom it may concern,  
that the undersigned wife of the above named Edward E. Stroud, did this day  
appear before me and upon being privately examined by me, did declare that she does  
freely, voluntarily and without any compulsion, dread or fear of any person whomso-  
ever, renounce, release and forever relinquish unto the mortgagee and his heirs or  
successors and assigns, all her interest and estate, and all her right and claim of  
dower of, in and to all and singular the premises herein mentioned and released.

Given under my hand and seal this

26th day of January, 1970.

Mary C. Templeton (SEAL)  
Notary Public for South Carolina

Laura A. Stroud  
My commission expires July 14, 1977

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

Personally appeared before me Oscar W. Bannister, Jr. and made oath that he saw  
Edward E. Stroud sign, seal and as his act and deed deliver the within written instru-  
ment and that he with Mary C. Templeton witnessed the execution thereof.

SWORN TO before me this

26th day of January, 1970.

Mary C. Templeton (SEAL)  
Notary Public for South Carolina

Oscar W. Bannister, Jr.  
My commission expires July 14, 1977

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