

MORTGAGE OF REAL ESTATE—Mann, Foy, Edmore & Drissey, Attorneys at Law, Justice Building, Greenville, S. C.

GREENVILLE CO. S. O.

BOOK 1149 PAGE 159

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 27 9 26 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN
R. H. C.

WHEREAS, I, Mary E. Wright

(hereinafter referred to as Mortgagor) is well and truly indebted unto William F. Shivers

(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 -----Fifteen Thousand and No/100-----

----- Dollars (\$ 15,000.00) due and payable

as stated therein,

with interest thereon from date at the rate of Eight 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, 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, on the eastern side of the Dacusville Road, near the City of Greenville, being shown and designated as the Property of W. F. Shivers on a plat prepared by J. C. Hill and contains 14.11 acres, more or less, and according to said plat has the following metes and bounds, to-wit:

Beginning at a point in the center of Dacusville Road, which point is 444 feet from the original corner of said tract and running thence S. 74 E. 562 feet to an iron pin; thence running S. 57-40 E. 261 feet to an iron pin; thence running N. 31-50 E. 823 feet to an iron pin in the center of a branch at the corner of property now or formerly of Looper; thence running with the center of the branch as a line in a northwesterly direction 995 feet, more or less, to a point in the center of Dacusville Road; thence running with said Road S. 14-50 W. 698 feet to a point; thence running S. 55 W. 84 feet to the point of beginning.

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.

Paid in full 7/28/70