

MORTGAGE OF REAL ESTATE OF <sup>FILED</sup> <sup>GREENVILLE CO. S.C.</sup> Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

MAR 2 4 35 PM '70

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COUNTY OF Greenville

ELLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John D. Hollingsworth on Wheels, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cora T. Abercrombie and Judith A. Connell

(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 **Fifty-Three Thousand, One Hundred and Fifty and No/100**

-----Dollars (\$ 53,150.00 ) due and payable

in five equal annual installments of Ten Thousand, Six Hundred and Thirty and No/100 Dollars (\$10,630.00), beginning on the 27th day of February, 1970, and continuing on the same day of each year thereafter until paid in full;

with interest thereon from date at the rate of 7% 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, ~~his heirs and assigns~~, their heirs 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

All that certain piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the eastern side of Rocky Slope Road containing 37.10 acres more or less and having according to a survey of the property of Lucy L. Hindman, prepared by W. J. Riddle, Surveyor, on March 7, 1934, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Rocky Slope Road and running thence with the line of property, nor or formerly of Lucy L. Hindman, N. 65-00 E. 1,062 feet to a stone; thence N. 16-30 W. 1,391 feet to an iron pin; thence S. 64-53 W. 1,288 feet to a stake near the Rocky Slope Road; thence S. 26-00 E. 1,368 feet to the point of beginning.

Also: a small triangular lot of land in the City of Greenville, County of Greenville, State of South Carolina, adjoining the northwestern corner of the above-described tract and being more particularly described as follows:

BEGINNING at a stake at the northwestern corner of the above-described tract of land and running thence S. 64-53 W. to the center of Rocky Slope Road; thence along the center of said road in a southeasterly direction to the point where the western line of the property described above is along the center of said road; thence N. 26-00 W. to the point of beginning.

This is the same property conveyed to C. J. Abercrombie by deed recorded in the R.M.C. Office for Greenville County in Deed Book 269, page 383.

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.