

JOHN M. DILLARD, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE

FILED
GREENVILLE 00. S. O.
MAR 2 12 21 PM '70
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

WHEREAS, Ned T. Dobson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company,

(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 Eight Thousand Five Hundred and 00/100 (\$8,500.00)-----

Dollars (\$ 8,500.00) due and payable

November 11, 1970.

with interest thereon from date at the rate of 8 per centum per annum, to be paid after maturity

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 of 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 on the Northern side of Old Mountain Creek Road, being Tract No. 4 and a portion of Tract No. 1 according to a plat of the Property of W. H. Batson Estate, by C. O. Riddle, February, 1956, recorded in the RMC OFFICE for Greenville County, South Carolina, in Plat Book MM, Page 51, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a county road 930 feet more or less in a northerly direction from the intersection of said county road and Old Mountain Creek Road, running thence S3-7W 707.7 feet to a point in the center of said county road; thence S79-59W 243.8 feet to a point; thence S14-21E 225 feet to a point in the center of Old Mountain Creek Road; thence along the center of Old Mountain Creek Road S77-09W 181 feet to a point; thence continuing along the center of Old Mountain Creek Road S78-55W 140.7 feet to a point; thence N5-13W 322 feet to a point; thence S78-55W 136 feet to a point; thence N5-13W 328 feet to a point in the center of Mountain creek; thence N73-15E 305 feet to a point; thence S67-17E 197.5 feet to a point; thence N3-38W 76.5 feet to a point; thence N25-18E 133 feet to a point; thence N. 14-39E 172.6 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 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.