

MORTGAGE OF REAL ESTATE

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

WHEREAS, Dera R. Conway

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and 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 Seventeen Thousand, Five Hundred Eighty-six and No/100 ----- Dollars (\$17,586.00 ) due and payable

\$488.50 on the 15th day of April, 1970, and a like amount on the 15th day of each and every month thereafter, for a total of thirty-six (36) payments,

maturity  
with interest thereon from ~~the~~ the rate of eight per centum per annum, ~~XXXXXXXXXX~~

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 Maple Street, in the Town of Simpsonville, containing 9 acres, more or less, as shown on a plat of the same entitled Property of Dera R. Conway, by Dalton and Neves, Engineers, dated March, 1970, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Maple Street, said point being 155.8 feet from the northeastern edge of the intersection of Maple Street and Scarsdale Avenue, and running thence S. 54-31 E., 604.7 feet, more or less, to a point on the western edge of the right-of-way of the A.C.L. Railroad; thence with said railroad right-of-way, in a northern direction, 775 feet more or less to a point; thence S. 52-16 W., 438.4 feet to the eastern edge of Maple Street; thence with Maple Street, S. 29-44 E., 749.5 feet to the point of beginning.

ALSO:

ALL that certain piece, parcel or lot of land, containing .32 acres, near the above described tract and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at the Southeastern intersection of Scarsdale Avenue and S. C. Highway 14 and running thence with Scarsdale Avenue, S. 54-31 W., 103.9 feet to the eastern edge of the right-of-way of the A.C.L. Railroad; thence with said right-of-way, S. 36-08 E., 155.1 feet to a point; thence N. 54-31 E., 83.5 feet to a point on the western edge of Highway 14; thence with said highway, N. 28-59 W., 156.2 feet to a point, 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.