

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MAR 16 8 42 AM '70

BOOK 1150 PAGE 265

MORTGAGE OF REAL ESTATE

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

WHEREAS, we, Ennis H. Whiddon and Susanne D. Whiddon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Raymond Edwards and Alene Edwards

(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

Six Thousand and no/100----- Dollars (\$ 6000,00) due and payable
cash \$1500,00 down on March 14, 1970 and a cash payment of \$100,00 on the 11th day of April, 1970 with a like cash payment of \$100,00 on the 11th day of each and every successive month thereafter until paid in full

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

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 and being near Pleasant Retreat School, also being known as a part of the property conveyed to grantors by deed of J. G. Taylor, dated the 11th day of April, 1964 and being more fully described by a plat and survey made by W. R. Williams, Jr., L. S. No. 3979 dated March 5, 1970 with the following metes and bounds to-wit:

BEGINNING at a point in the center of Cunningham Road (iron pin offset in line on west side of road right-of-way) and running thence S. 47-18 W. 697,0 ft. to an iron pin o.m.; thence S. 6-45 W. 806,0 ft. to an iron pin on Goldsmith property line; thence N. 88-08 W. 331.5 ft. to an iron pin; thence N. 5-50 E. 834.6 ft. to an iron pin; thence N. 43,22 E. 701.5 ft. to an iron pin; thence N. 22-42 E. 135,0 ft. to an iron pin; thence N. 62-49 E. 160,0 ft. to a point in center of Cunningham Road (iron pin offset on west side of road right-of-way); thence with center of Cunningham Road S. 32.44 E. 328,0 ft. to the beginning corner. Containing 12.1 acres more or less.

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.