

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 18 12 48 PM '70
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

BOOK 1150 PAGE 419

MORTGAGE OF REAL ESTATE

WHEREAS, WE, L. P. PICKETT AND FRANCES PICKETT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARDS & 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

Two Thousand Four Hundred and no/100-----Dollars (\$ 2,400.00) due and payable

at the rate of Seventy-five and 21/100 Dollars (\$75.21) per month, beginning thirty (30) days from date and each month thereafter for thirty-six (36) months

with interest thereon from date at the rate of 8% 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, Chick Springs Township, about four miles northeast from the City of Greer lying on the western side of St. Mark Road, being bounded on the North by lands of Murry, on the east by said road, and on the South by lot formerly of Luther Hodges on on west by lands of McCauley and having the following courses and distances:

BEGINNING on a nail in the center of St. Mark Road, joining corner of lot No. 1 of Jacob Hodge estate and runs thence with the line of that property N. 45-57 W. 451 feet to iron pin on McCauley line; thence with said line N. 13-57 E. 121 feet to an iron pin on said line; thence with a new line S. 43-55 E. 484.5 feet to a nail and stopper in said highway (iron pin back on line at 24 feet); thence with said road S. 26-20 W. 90 feet to the beginning corner, containing one acre more or less, and being all of that property conveyed to us by S. S. Murry and Rosa H. Murry by deed dated August 2, 1950 and recorded in R.M.C. Office for Greenville County in Deed Book 416 at page 270 and including all improvements and dwelling.

Together with all and singular rights, members, herditaments, 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.