

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1150 PAGE 425

MORTGAGE OF REAL ESTATE

MAR 18 11 03 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Robert E. Stephens

(hereinafter referred to as Mortgagor) is well and truly indebted unto Norman W. Huff and S. C. Insurance Institute, Inc.

(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

Five Thousand Four hundred and no/100-----Dollars (\$5,400.00 ) due and payable as follows: In 72 monthly payments of \$94.58 beginning on April 17, 1970 then thereafter each successive month and date until paid in full, with the right to anticipate any or all payments at any time.

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, lying in Grove Township containing 7.81 acres more or less, on the East side of the Fork Shoals Road, between Log Shoals Road and South Carolina Highway 50, being a part of the L. C. Ashmore Property, and being more fully described by metes and bounds as follows:

BEGINNING at an IP on a country road at the corner of property now or formerly belonging to J. M. SNIPES, JR., W. M. RIDDLE and KATHERINE P. ASHMORE, which IP is N59-30 E. 1,019 feet from the center of the Fork Shoals Road, and running thence along the property of RIDDLE, N 50-30 E. 836 feet to an IP; thence N 71-45 E. 366 feet to an IP; thence S 14-30 W. 304.5 feet to an IP; thence along the property of W. L. AGIMORE, S 55-30 W. 940 feet to an IP; thence along the property of KATHERINE P. ASHMORE, N 37-10 W. 366 feet to an IP; the Point of BEGINNING, and being the same property conveyed to HOBART C. McDANIEL and CHESTER McDANIEL by Deed of HUBERT WILSON ASHMORE, dated December 2, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 688, Page 11.

This is the same property conveyed to the Grantor by Deed of Citizens and Southern National Bank as Trustee for James G. Barron by Deed dated November 30, 1966 and recorded in Book of Deeds 810, page 28.

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.