

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1152 PAGE 307

APR 13 11 39 AM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Clois D. Poole,

(hereinafter referred to as Mortgagor), is well and truly indebted unto Vance E. 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 One Thousand Two Hundred and no/100

Dollars (\$ 1,200.00) due and payable

\$50.00 per month until paid in full.

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

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, in Bates Twp., State of South Carolina, containing Sixteen Acres, more or less, and having the Following Metes and Bounds:

BEGINNING at a corner of Jesse Duncan land in a road that leads from Kelly's Mill Road north to Hwy. No. 415 and running thence N. 77-00 E. 1138 feet to an iron pin near branch, thence with Flgin McKinney line S. 19-30 W. 909.4 feet to iron pin; thence with a ne2w line S. 87-19 W. 428. 7 feet to iron pin corner of Dallas P. Wiggington land; thence with Carlos L. Poole tract N. 79-55 W. 495 feet to iron pipe on west bank of road; thence along road N. 17-30 E. 138 feet to point in road opposite the forked pie corner; thence still with road, N. 9-15 E. 418.2 feet to beginning corner. Bounded on the north by land Ollie Plumblee, east by Flgin McKinney and children, on south by Wiggington tract and Carlos L. Poole and west by road.

This tract or land is part of the same conveyed to us by Will of Charles R. Poole.

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.

(CONTINUED ON NEXT PAGE)

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 643

SATISFIED AND CANCELLED OF RECORD

22 DAY OF Nov 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:17 O'CLOCK A. M. NO. 14541