

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 20 1970

BOOK 1154 PAGE 493

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

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ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jewell Metcalf

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry Metcalf and Betty Metcalf

(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 Hundred and no/100

Dollars (\$500.00) due and payable to be repaid in sixty (60) monthly installments of \$10.14 per month with the first payment due and payable on May 10, 1970, and on a like date of each month thereafter 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, and in Oneal Township on the west side of the Little Texas Road containing 12.57 acres more or less and having the following metes and bounds, to-wit:

BEGINNING at an Iron Pin in the center of the Little Texas Road and running thence N. $70\frac{1}{2}$ W. 17.50 chains to an Iron Pin in line of property of Rice Estate rear corner of the 40 acre tract; thence along the line of Rice Property S. $22\frac{1}{8}$ E. 7.00 chains to an Iron Pin; thence S. $70\frac{1}{2}$ E. 19.40 chains to an Iron Pin in center of the Little Texas Road; thence along the center of said road N. $24\frac{1}{2}$ E. 4.05 chains to a bend; thence still with center of said road N. 2 E. 3.00 chains to the beginning corner.

Less however the following conveyances:

deed to Geneva M. Kirby recorded in Book 616 at Page 73 on January 31, 1959, by A. J. Metcalf,

deed to Robert Earle Carson by A. J. Metcalf recorded November 9, 1962, in Book 761 at Page 237,

and deed to Betty Lou S. Metcalf by deed of Jewell Metcalf recorded on August 22, 1967, in Book 826 at Page 556.

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.