

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1160 PAGE 199

MORTGAGE OF REAL ESTATE

JUL 9 1 41 PM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Lloyd A. Bragg and Nancy W. Bragg

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beulah C. Hand

(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

Fifteen Thousand and no/100 (\$15,000.00)----- Dollars (\$15,000.00) due and payable

One Thousand and no/100 (\$1,000.00) Dollars principal, plus the earned interest, will be paid on July 15, 1971, and One Thousand and no/100 (\$1,000.00) Dollars principal, plus the earned interest, will be paid on the 15th day of July of each year, thereafter, until the entire principal and earned interest have been paid.

with interest thereon from date at the rate of Seven and three-quarters per centum per annum, to be paid: with, and in addition to, three-quarters/ the principal, as set forth hereinabove.

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, on the northwest side of East Lee Road, in Chick Springs Township, Greenville County, South Carolina, which contains 2.75 acres, more or less, and which is described more particularly as follows according to a plat of property of Emma Wood prepared by C. O. Riddle, April 27, 1955.

BEGINNING at a point near the center of East Lee Road, at the corner of other property now or formerly belonging to Emma Wood, and running thence N. 33-15 W., 487 feet to an iron pin; thence S. 69-46 W., 100 feet to an iron pin; thence S. 8-11 E., 599 feet to an iron pin; thence N. 77-02 E., 49 feet to an iron pin; and, thence N. 47-30 E., 310 feet to an iron pin, the point of beginning.

There is excepted from the property described hereinabove that portion of it, if any, which is part of East Lee Road, or belongs to Greenville County or South Carolina for public purposes.

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.