

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 17 12 12 PM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, WILLIA A. PATTON R. H. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDNA C. MANLY

(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 -----

FOUR THOUSAND FIVE HUNDRED AND NO/100THS----- Dollars (\$ 4,500.00---) due and payable

in equal monthly payments of \$100.00, first applied to interest and balance to principal, beginning August 1, 1970, and a like sum of \$100.00 on the 1st day of each month thereafter until paid in full,

with interest thereon from date at the rate of eight(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, Austin Township, lying on the northern side of Gilder's Creek and being shown as 1.00 acre lot on plat of property of Lucy Adams, made February 2, 1955, by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book TT at Page 103 and being more particularly described as follows:

BEGINNING in the center of a County Road leading from Simpsonville to Five Forks, joint corner with lot of Early Adams, and running along the center of said County Road N. 65-33 E. 250 feet to a point in the center of said road; thence S. 24-27 E. 193.4 feet to an iron pin; thence S. 65-33 W. 196.8 feet to an iron pin; the joint corner of the Early Adams lot; thence N. 39-50 W. 200.5 feet to the center of said County Road, the beginning corner, and containing one acre, more or less.

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.