

FILED
GREENVILLE (CO. S. C.)

STATE OF SOUTH CAROLINA

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BOOK 1161 PAGE 413

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

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

WHEREAS,

I, BROOKS C. PREACHER, SR.,

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

JOHN A. PINCKNEY, JR.

(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 AND NO/100

Dollars (\$ 4,000:00) due and payable

on or before February 26, 1971,

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

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, located on the western side of Altamont Road as shown on a plat entitled "Suvey for John A. Pinckney, Jr." dated June 23, 1970, prepared by Carolina Engineering & Surveying Company, said plat being of record in the Office of the RMC for Greenville County in Plat Book 4E, at page 123, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Altamont Road and running thence S. 62-56 W. 279.6 feet to an iron pin; running thence N. 22-24 W. 100 feet to an iron pin at the joint rear corner of other property owned by the Grantor; running thence N. 62-50 E. 273.9 feet to an iron pin on Altamont Road; running thence down the western side of Altamont Road S. 25-40 E. 100.15 feet to the beginning corner.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT

FOR VALUE RECEIVED I, John A. Pinckney, Jr., hereby assign and transfer to First Piedmont Bank & Trust Company, its successors or assigns, the within mortgage this 23rd day of July, 1970.

In the Presence of:

Jane H. Richardson
J. D. Richardson

John A. Pinckney, Jr.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within-named John A. Pinckney, Jr. sign, seal and as his act and deed deliver the within-written assignment and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 23rd day of July, 1970.

Jane H. Richardson

[Signature]
Notary Public for South Carolina
My Commission Expires: January 1, 1971.

(SEAL)

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.