

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1161 PAGE 579

JUL 28 2 10 PM '70 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, Home Improvement & Supply Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sara A. Patton

(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 Two Thousand, Two Hundred and 00/100 - - - - - Dollars (\$ 2,200.00 ) due and payable

Six (6) months from date

maturity

with interest thereon from ~~date~~ at the rate of Eight per centum per annum, to be paid: on demand

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:

those two (2) lots of

"ALL ~~THE~~ ~~LAND~~ ~~AND~~ ~~IMPROVEMENTS~~ ~~HEREON~~, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Town of Fountain Inn, shown as Lots 2 and 14 of Block "A", as shown on a Plat of Friendship Heights Subdivision, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book RR, Page 159, and having, according to said Plat, the following metes and bounds, to-wit:

LOT 2: BEGINNING at an iron pin on the Northern side of Fork Road, joint corner of lots 1 and 2 and running thence with the joint line of said lots, N. 13-57 W., 200 ft. to an iron pin; thence N. 29-00 E., 49.3 ft. to an iron pin; thence S. 79-00 E., 51.3 ft. to an iron pin at the joint rear corner of lots 2 and 3; thence with the joint line of said lots, S. 13-57 E., 215 ft. to an iron pin on the Northern side of Fork Road; thence along the side of said Road, S. 76-03 W., 80 ft. to an iron pin at the point of beginning.

LOT 14: BEGINNING at an iron pin on the Northwesterly side of Friendly Street, at the joint corner of lots 14 and 13 and running thence with the joint line of said lots, N. 61-00 W., 180 ft. to an iron pin; thence N. 29-00 E., 80 ft. to an iron pin at the joint rear corner of lots 14 and 15; thence with the joint line of said lots, S. 61-00 E., 100 ft. to an iron pin on the Northwesterly side of Friendly Street; thence along the side of said Street, S. 29-00 W., 80 ft. to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Sara A. Patton, to be recorded of even date herewith.

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.