

STATE OF SOUTH CAROLINA

BOOK 1164 PAGE 25

FILED  
COUNTY OF GREENVILLE GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

AUG 20 2 26 PM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, DUFFIE DEVELOPMENT, INC.

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

-----C. L. DUFFIE and MICHAEL P. NORUNGOLO-----

(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 FOUR HUNDRED & NO/100----- Dollars (\$4,400.00 ) due and payable as provided in the Note;

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: As provided in the Note.

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, just North of Parkins Mill Road, on the Eastern side of an unnamed fifty (50) foot street, in Austin Township, which contains 1.17 acres, and which is described more particularly as follows.

BEGINNING at an iron pin on the Eastern side of the fifty (50) foot unnamed street, which iron pin is 101.3 feet N. 5-01 W., from the Northeastern corner of the intersection of the fifty (50) foot unnamed street and Parkins Mill Road, and running thence N. 84-45 E., 160.2 feet to an iron pin; thence N. 5-05 W.; 319.8 feet to an iron pin; thence S. 84-30 W., 159.8 feet to an iron pin; thence S. 5-01 E., 320.4 feet to an iron pin, the point of beginning.

Also, the non-exclusive right-of-way or easement conveyed to Mortgagor by Joseph B. Stevens by Title To Real Estate dated August 19, 1969 and recorded August 20, 1969 in Deed Book 874, Page 248.

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.