

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1164 PAGE 597

AUG 28 12 55 PM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Clara Wooten

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

(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 Ten Thousand

Dollars (\$ 10,000.00) due and payable

ON DEMAND.

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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, Township of Chick Springs, and being more particularly described as follows:

Lying on the North side of the Brushy Creek Road, between said Road and the Right of Way of the Southern Railway, near the City of Greer, and Southwest therefrom, being all of Lots 11, 12, 13, and 14 on plat of property made for Mrs. Grace W. Schilleter by H. L. Dunahoo, Surveyor, dated September 29, 1947, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the intersection of two new streets,,being the southeastern corner of Lot # 11, and runs thence with the north side of new 30 foot street South 73.38 West 300 feet to a stake, joint corner of Lots 14 and 15; thence with the common line of Lots 14 and 15 North 16 West 150 feet to a stake on the right of way of the Southern Railway, thence with the right of way of said Railway North 73.38 East 360 feet to a stake; thence South 16 East 162 feet to the beginning stake, corner. These being the same as recorded in Deed Book Vo. 346 at page 25.

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.