

MORTGAGE OF REAL ESTATE, OFFICE OF STYLES & BYLE, Attorneys at Law, Greenville, S. C.

BOOK 1165 PAGE 47

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
AUG 31 10 47 AM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, COMMERCIAL JANITOR SERVICE AND SUPPLIES OF GREENVILLE, INC.

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

(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 Seven Thousand and no/100-----

----- Dollars (\$ 7,000.00) due and payable

one year from date.

Mortgagor reserves the right to anticipate in whole or in part at any time after six months from date.

with interest thereon from date at the rate of Eight 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

All that piece, parcel or lot of land situate, lying and being in Greenville County South Carolina being shown as Lot No. 1 on Map 1 of the Estate of Sella W. Raines, plat of which is recorded in Plat Book R, at Page 25, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Camp Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of said lots, S. 60-18 E. 158 feet to a 20 foot alley; thence with said alley, S. 28-32 W. 100 feet to Road; thence with road, N. 60-B-W. 154 feet to Camp Road; thence with Camp Road, N. 27-40 E. 101.4 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage held by Greer Federal Savings and Loan Association recorded in Mortgage Volume 986, at Page 467.

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.