

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
SEP 21 2 59 PM '70
OLLIE FARNSWORTH
R.M.C.

BOOK 1167 PAGE 125

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jerry C. Styles, of the State and County aforesaid

(hereinafter referred to as Mortgagor) is well and truly indebted unto William G. Brooks

(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 Hundred Fifty and no/100-----
-----(\$450.00)-----Dollars (\$ 450.00) due and payable
cash in full on or before Feb. 22, 1970

with interest thereon from date at the rate of 6% per centum per annum, to be paid: annually

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, containing twenty-four and 25/100 acres more or less, having the following metes and bounds:

Beginning at an iron pin at southeast corner of ~~Franklin County~~ property now or formerly owned by Lillie B. & H. A. Lindsey and running thence N. 83-00 W. 1655 feet on D. O. Leslie line to iron pin by branch; thence up the meanders of branch as line N. 43-08 E. 1044.7 feet to iron pin at spring; thence N. 84-00 E. 600 feet to iron pin; thence N. 87-52 E. 295 feet to iron pin (Dogwood corner); thence S. 3-20 E. 887.5 feet to beginning corner.

This tract is part of same land conveyed to Lindseys by T. D. Nolen deed recorded in R.M.C. Office for Greenville County in Vol. 268 at Page 225. This is also the same tract of land as recorded in Book 760 at Page 294.

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.