

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 21 10 44 AM '70

BOOK 1167 PAGE 127

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, E. Dorothy Walker

(hereinafter referred to as Mortgagor) is well and truly indebted unto General P. Ledbetter, His Heirs and Assigns,

(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 Five Hundred Dollars (\$2,500.00) due and payable in installments of Sixty One Dollars and Four Cents (\$61.04) per month commencing one month from date of Loan and each consecutive month thereafter on said date, the payment to be applied first to Interest and then to the Principal with Interest at Eight Percent (8%) per annum, with the privilege of Acceleration.

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

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, in Gantt Township, being the property noted in the Estate of George Samuel Scott, Deceased, as noted in Apartment 968, File 13, and the same property now shown as being in Tax District 166, Sheet 243, Block 3, and Lot 9, Fronting on Old Anderson Road. This Lot and House form the remainder of lands heretofore conveyed to George Samuel Scott as noted in Deed Volume 307 at Page 312. See also Deed Volume 41 at Page 150.

THIS is the same property conveyed in separate Deeds to the Mortgagor by the Heirs at Law of the Late George Samuel Scott, who died Intestate on or about November 11, 1966 as more particularly shown in Apartment 968, File 13, Office of the Probate Judge for Greenville County.

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.