

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Oct 19 8 46 AM '70

OLLIE FARNSWORTH
R. M. C.

BOOK 1169 PAGE 611

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John Henry Lyle and Thelma B. Lyle,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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 -----
Twenty-two Hundred Eighty-nine and 44/100-----Dollars (\$ 2289.44) due and payable
Fifty Dollars (\$50.00) on the 1st day of each month, commencing November I, 1970, payments to
be applied first to interest, balance to principal; with the privilege to anticipate payment of
part or all of the principal balance at any time,

with interest thereon from date at the rate of eight (8%) 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, Chick Springs Township, about one mile west of St. Mark Church, adjoining lands of Greer, J. H. Lyle, C. B. Loftis and Lincoln School, and being Lot No. 1 A according to a plat, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a county road and running thence N 6-30 W, 175.8 feet to an iron pin in the line of property now or formerly belonging to Grace Greer; thence along Greer line S 65-00 W, 139.5 feet to an iron pin; thence along the line of other property of the mortgagors S 22-15 E, 135 feet to an iron pin on the aforementioned county road; thence along said county road N 83-15 E, 95 feet to the beginning corner.

The above-described property is part of the same conveyed to us by C. S. Murray by deed dated May 2, 1955, and recorded in the R.M.C. Office for Greenville County, in Deed Book 524, Page 275.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.