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BOOK 1172 PAGE 199

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. Harvey Jackson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Fountain Inn, S. C., its successors 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 Six Thousand and 00/100 ----- Dollars (\$ 6,000.00) due and payable

in monthly installments of Seventy-Two and 80/100 (\$72.80) Dollars, beginning December 10, 1970, and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal,

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, located on the Southern side of Fork Shoals Road in the County of Greenville, and shown as 1.00 acre on a Plat of property of W. Harvey Jackson, by C. O. Riddle, dated October 1, 1964, and recorded in Plat Book HHH, Page 149, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of the Fork Shoals Road, at the joint corner of property of Riegel Textile Corp., and running thence with said Riegel line, S. 18-53 E., 290.4 ft. to an iron pin; thence with other property, now or formerly of Katherine C. Ross, S. 67-02 W., 150 ft. to an iron pin; thence N. 18-53 W., 290.4 ft. to a point near the center of Fork Shoals Road; which point is N. 18-53 W., 33 ft. from an iron pin on the Southern side of said Road; thence with Fork Shoals Road, N. 67-02 E., 150 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 763, page 390, and Deed book 765, page 358.

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.