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GREENVILLE CO. S. C. P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

BOOK 1172 PAGE 309

HORTON, DRAWDY, DILLARD, MARCHBANK, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN;
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, GUSSIE ORR LEDFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY

(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 Fifty-Six Thousand and 00/100-----

-----Dollars (\$56,000.00) due and payable

at the rate of \$1,176.00 per month commencing on December 15, 1970 to be paid in full in five years,

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: within the above payments

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, and in Greenville Township, being known and designated as Nos. 20, 21 and 22 of the property of J. R. West, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C, Page 190.

These lots front 180 feet on an unnamed street, according to said plat, and it is the specific intent that this mortgage shall cover each lot 100 feet in depth from the unnamed street.

ALSO all that certain piece, parcel or lot of land, with all improvement thereon, or hereafter onstructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North side of New Easley Highway about three (3) miles West of the Greenville County Courthouse, and having the following metes and bounds to wit:

BEGINNING on the right of way intersection of White Horse Road and New Easley Highway and running thence with the West side of White Horse Road, N. 4-11 E. 206 feet to an iron pin; thence running along old road with Dickerson line and Lark's line, S. 87-11 W. 200.4 feet, S. 77-50 W. 169.4 feet, N. 76-25 W. 400 feet to Bent Bridge Road; thence with Bent Bridge Road, S. 57-40 W. 264.8 feet to a large pine; thence S. 25 E. 52 feet to Greenville-Easley Highway; thence with said Highway, S. 86 E. 450 feet, S. 89 E. 200 feet; N. 87-42 E. 200 feet, N. 80 E. 200 feet, N. 77-22 E. 200 feet and N. 73 E. 221 feet to the beginning.

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.