

FILED  
GREENVILLE CO. S. C.

BOOK 1174 PAGE 03

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Nov 30 9 55 AM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gilbert B. McCall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., Inc.

(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 One Thousand & 00/100----- Dollars (\$21,000.00 ) due and payable

on or before November 24, 1971.

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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 my one-third undivided interest in all that certain piece, parcel or lot of land situate in Greenville County, State of South Carolina, lying and being on and near Furman Hall Road, S. C. highway 291, Mainline tracks of the Southern Railway, P & N Railway, and having, according to plat by Dalton & Neves, Surveyors, recorded in the R.M.C. Office for Greenville County in Plat Book "GG" at page 121, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Furman Hall Road at Northeast corner of property now or formerly of Mack W. Kelly and running thence along the East side of Furman Hall Road, N. 28-58 E. 479.8 feet to an iron pin at corner of property now or formerly of J. M. Perry; thence along said Perry line S. 61-11 E. 220 feet to an iron pin; thence N. 29-0 E. 81 feet to iron pin; thence S. 61-14 E. 520.3 feet along the line of property now or formerly of Greenville Humane Society to iron pin; thence continuing with line of Greenville Humane Society, N. 25-33 E. 480 feet to an iron pin; thence S. 61-14 E. 20 feet to an iron pin; thence N. 25-33 E. 1111.7 feet to iron pin on the South side of P & N Railway right-of-way; thence along the line of said P & N Railway right-of-way, the following courses and distances, to-wit: S. 67-35 E. 170.1 feet to iron pin; thence S. 65-42 E. 141.6 feet to iron pin; thence S. 65-42 E. 233.5 feet to iron pin; thence S. 67-42 E. 201.5 feet to iron pin; thence S. 74-02 E. 204.6 feet to iron pin; thence S. 79-49 E. 203.5 feet to iron pin; thence S. 82-14 E. 80 feet, more or less, to iron pin; thence leaving said P & N Railway right-of-way and running thence S. 34-39 W. 1323 feet to iron pin on North side of Southern Railway right-of-way; thence along the Southern Railway right-of-way the following courses and distances, to-wit: S. 61-25 W. 689.3 feet to iron pin; thence S. 50-06 W. 102 feet to iron pin; thence S. 61-25 W. 842.5 feet to iron pin on line of property now or formerly of P. L. Bruce; thence along Bruce line N. 9-44 W. 175.6 feet to iron pin; thence N. 24-47 E. 136.1 feet to iron pin; thence along the North side of Metts Avenue, N. 76-17 W. 200.2 feet to iron pin; thence N. 15-05 E. 278.6 feet to iron pin; thence along the line of property now or formerly of Kelley, N. 75-35 W. 297 feet to iron pin; thence S. 14-12 W. 84.4 feet to iron pin; thence still with property of Kelley, N. 60-36 W. 240 feet to an iron pin, at the point of beginning. Said tract containing 56.60 acres, more or less.

This being the same property conveyed to Gilbert B. McCall by deed dated September 16, 1965 by Bell R. McCall and recorded in Deed Book 785 at Page 86 in the office of the Clerk of Court of Greenville, South Carolina.

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.