

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1176 PAGE 201

DEC 21 10 31 AM 1970 MORTGAGE OF REAL ESTATE

OLLIE FABNSWORTH
R. M. C.

WHEREAS, Riley Donald Arrowood and Betty Frances Arrowood
(hereinafter referred to as Mortgagor) is well and truly indebted unto Sherman Williams

(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

Eight Thousand Two Hundred and no/100----- Dollars (\$ 8,200.00) due and payable

as per the terms of the Note.

with interest thereon from date at the rate of Seven/ (7%) 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 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, being in Paris Mountain Township, and being known and designated as Property of Donald Arrowood by plat of Terry T. Dill, dated December 1, 1970 which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book _____ at Page _____ and being more particularly described, according to said plat, as follows, to-wit:

Beginning at an iron pin in the center of Hunts Bridge Road at the joint front corner of other lands of the Grantor and running thence north 70-30 W. 92 feet to an iron pin; thence north 37-00 E. 208.9 feet to an iron pin; thence north 70-30 W. 105 feet to an iron pin; thence north 37-00 E. 172.6 feet to an iron pin; thence north 21-45 E. 185 feet to an iron pin; thence south 61-52 E. 87.5 feet to an iron pin; thence south 3-19 E. 332 feet to an iron pin; thence north 72-30 W. 100 feet to an iron pin; thence south 30-50 W. 34 feet to an iron pin; thence running north 56-10 W. 14 feet to an iron pin; thence south 26-40 W. 192.6 feet to the point of 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.