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MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA } DEC 22 4 08 PM '70

COUNTY OF GREENVILLE } OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. R. GARREN

(hereinafter referred to as Mortgagor) is well and truly indebted unto RUDOLF ANDERSON

(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 Nine Thousand One Hundred Twenty and no/100 -----
Dollars (\$ 9,120.00) due and payable

\$1120.00 on June 1, 1971, \$1000.00 on June 1, 1972, and a like amount on the first day of June of each successive year thereafter until paid in full.

with interest thereon from date at the rate of Six per centum per annum, to be paid Annually on June 1st of each year.

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, containing 60.8 acres and according to plat of property of W. R. Garren made by C. O. Riddle, Surveyor, November 1970, recorded in Plat Book 4H, Page 159, in the R. M. C. Office for Greenville County, having the following metes and bounds, to-wit:

BEGINNING at an iron pipe marked "A" on said plat at joint corner of property of mortgagor and Morgan and running thence with the Morgan line S. 39-12 E., 2088 feet to iron pipe marked "D" on said plat; thence N. 62-18 E., 198 feet to iron pipe; thence N. 80-56 E., 599.5 feet to iron pipe; thence S. 74-12 E., 146.7 feet to iron pipe marked "C" on said plat; thence with line of other property of Mortgagee, N. 19-57 W., 2135 feet to iron pipe marked "B" on said plat; thence S. 70-25 W., 375 feet to center of logging road crossing an iron pipe 10 feet therefrom; thence with the center of said road the following courses and distances, to-wit: N. 28-30 W., 170.6 feet; N. 45-20 W., 90 feet; N. 22-05 W., 135 feet; thence leaving said road and crossing an iron pipe at 10 feet therefrom, S. 62-25 W., 225 feet to iron pipe; thence S. 2-55 W., 200 feet to iron pipe; thence S. 71-25 W., 160 feet to iron pipe; thence S. 23-10 W., 230 feet to iron pipe; thence S. 70-25 W., 501 feet to point "A", the point of beginning.

THIS IS A PURCHASE MONEY MORTGAGE.

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.