

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.
FEB 3 2 39 PM '71

BOOK 1180 PAGE 19

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Thomas Guess and Bessie A. Guess

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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-NINE HUNDRED-----(\$5900.00)--- Dollars (\$) due and payable
as follows:

\$65.00 on the 8th day of February, 1971 and a like amount on the 8th day of each and every month thereafter until the entire principal sum is paid in full, with the right to anticipate, without penalty, any or all of said indebtedness on any regular payment date, computed monthly with interest thereon from date at the rate of 8 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, Greenville Township, being known and designated as Lot No. 2 of the property of Edwin Mc. T. Mears and I. C. Davis, as shown on a Plat thereof made by Dalton & Neves, dated April 1943, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Scott Street, joint corner of Lots 1 and 2, and running thence along Scott Street N. 50-58 E. 50 feet to an iron pin, joint corner of Lots Nos. 2 & 3; thence along the line of Lot No. 3 S. 51.0 E. 101.2 feet to an iron pin; thence S. 49-33 W. 49.6 feet to an iron pin, joint corners of Lots No. 1 and 2; thence along the line of Lot No. 1 N. 51-00 W. 102.5 feet to the BEGINNING corner.

Should any payment become due for any period in excess of 15 days, the Seller may collect a late charge not to exceed 5% of any such past due payment.

This is a purchase money mortgage .

Together with all and singular rights, members, hereditaments, 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.