

MORTGAGE OF REAL ESTATE—Mann, F. GREENVILLE 00-2. Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1181 PAGE 557

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wade Hampton Lodge No. 404, A.F.M.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 -----

Fifteen Thousand and No/100----- Dollars (\$15,000.00 ) due and payable in annual payments of \$1,000.00, each, commencing on or before January 22, 1972, until paid in full, with right to anticipate prepayment of part or all of principal at any time without penalty,

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: semi-annually, in advance

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, on the south side of Lowndes Hill Road and being known and designated as Lots Nos. 23, 24 and 25 on plat of East Lynne made by Dalton & Neves, June 1931, recorded in the RMC Office for Greenville County in Plat Book H, at Page 195, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Lowndes Hill Road at the joint front corner of Lots 25 and 26 and running thence with line of Lot 26, S. 9-14 E. 163.7 feet to an iron pin; running thence S. 35-06 W. 196.5 feet to an iron pin in line of Lot 13; thence with line of Lot 13 N. 55-45 W. 65.5 feet to an iron pin; thence N. 12-00 E. 277.8 feet to an iron pin on the south side of Lowndes Hill Road; thence with the south side of Lowndes Hill Road, N. 80-43 E. 84.3 feet to the beginning corner.

This mortgage is executed under authority of a Resolution duly adopted by mortgagor.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.