

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1185 PAGE 315

APR 1 4 10 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John L. Petty, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Petty, Sr.

(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 Five Thousand and no/100-----

----- Dollars (\$ 5,000.00 ) due and payable

O N D E M A N D

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: on demand.

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 all of Lot 15 on plat of Revision of Lots 12-15 of Leawood Hills made by Carolina Engineering & Surveying Co., May 1963 and the northeastern one-half of Lot 16 on plat entitled Leawood Hills made by Terry T. Dill, Surveyor, dated October 1958 and having, according to a recent survey made by Carolina Engineering & Surveying Co., September 1967 entitled "Property of Marion L. Martin" recorded in the R. M. C. Office for Greenville County in Plat Book VVV at Page 119, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northwest side of E. Perry Road, center of Lot 16, which pin is 1511.2 feet southwest from the northeast corner of Poinsett Highway and E. Perry Road; thence with a new line thru center of Lot 16, N. 46-38 W. 111.9 feet to an iron pin; thence N. 43-15 E. 140 feet to an iron pin, corner of Lot 14; thence with line of said lot, S. 46-38 E. 112.2 feet to an iron pin on the northwest side of E. Perry Road; thence with the northwest side of said Road, S. 43-22 W. 140 feet to the beginning corner.

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.