

STATE OF SOUTH CAROLINA GREENVILLE, S.C. BOOK 1186 PAGE 25
COUNTY OF Greenville APR 7 4 49 PM '71 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, CONSTINE L. KYTHAS AND PETE L. KYTHAS
(hereinafter referred to as Mortgagor) is well and truly indebted unto ROSELL WITCHER

(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 THIRTY-FIVE THOUSAND AND NO/100-----
-----Dollars (\$ 35,000.00) due and payable
in three (3) equal yearly installments plus interest at the rate of eight
(8%) per cent.

Mortgagors do hereby reserve the right to anticipate payments without penalty.
with interest thereon from date at the rate of eight 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, in Greenville Township, on the Western side of the New Buncombe Road, near the City of Greenville, being shown as Lots 13, 14 and 15 on plat of property of Edgar C. Waldrop, made by R. E. Dalton in March, 1946, recorded in Plat Book "B" at page 171, described as follows:

Beginning at an iron pin at the intersection of Fair Street and the Western line of the right of way of the New Buncombe Road, and running thence with the Southern side of Fair Street, S. 74-48 W. 135 feet to an iron pin; thence S. 54-24 W. 137 feet to an iron pin of an unnamed 40 ft. street (Weldon Street); thence with the Eastern side of said street S. 3-56 E. 101.5 feet to a stake at corner of Lot #12; thence with line of said lot N. 86-04 E. 248.9 feet to a stake on the New Buncombe Road; thence with the Western edge of the right of way of the New Buncombe Road N. 3-56 W. 200 feet to the beginning corner.

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.