

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1187 PAGE 543

COUNTY OF Greenville

MAR 22 1 59 PM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, Lawrence G. Childers and Judith B. Childers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie S. Vaughn, Nora Simmons and Mattie Lou Simmons

(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

Four Thousand Six Hundred and No/100 ----- Dollars (\$ 6,400.00) due and payable

Due and payable \$100.00 on June 1, 1971 and a like amount on the first day of each month thereafter until May 1st, 1976, and a balance of \$1936.13 on said date, with interest to be computed annually and added to principal and paid from first payment each year, also being reflected by schedule adopted by all parties, attached and made a part of the Note with interest thereon from date at the rate of 6½ per centum per annum, to be paid: as above stated.

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, Austin Township, State of South Carolina containing 12.15 acres, more or less, in accordance with revised Plat made by C. O. Riddle, dated August 21, 1970 and being more fully described in accordance with said Plat, to-wit:

BEGINING at a bolt in the center of Scuffletown Road, joint corner with Cunningham property and running thence S. 57-07 W. 830.9 feet to an iron pin; thence N. 39-47 W. 726.1 feet, more or less, to a stake; thence N. 72-15 E. 928.6 feet to an iron pin on the edge of Scuffletown Road; thence N. 35-35 E. 26.1 feet to a bolt in center of Scuffletown Road; thence along the center of Scuffletown Road S. 33-16 E. 262.9 feet to a bolt; thence S. 31-42 E. 195 feet to a bolt; thence S. 30-10 E. 50 feet to point of beginning.

This being the same property as conveyed to Mortgagors by deed of Marie S. Vaughn, Nora Simmons and Mattie Lou Simmons, to be recorded in the R.M.C. Office for Greenville County of even date herewith.

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.