

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 28 9 21 AM '71

MORTGAGE OF REAL ESTATE

BOOK 1188 PAGE 325

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

WHEREAS, I, W. T. Lindsey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Winnie B. Lindsey

(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
Three Thousand and no/100-----Dollars (\$ 3000.00) due and payable

Cash in full on or before April 24, 1981

Upon the death of Winnie B. Lindsey any unpaid balance is to be cancelled. In case of death of W. T. Lindsey, Winnie B. Lindsey agrees to reimburse the heirs of W. T. Lindsey the total sum of their investment in this property, with improvements thereon, for a return of the title to the property to her,
with interest thereon from date at the rate of 0 per centum per annum, to be paid: NO INTEREST

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, Saluda Township, approximately 15 to 20 miles north of Travelers Rest on the western side of U. S. Hwy. #25 and being a part of an 88 acre tract owned by ~~Winnies B. Lindsey~~ ^{Winnies B. Lindsey} said tract of land being more completely described by a plat and survey of property made by Ethan C. Allan, Reg. L. S. No. 1000 with the following metes and bounds to-wit:

BEGINNING at a point in center of U. S. Hwy. No. 25 and offset 175 ft. to an iron pin the point of beginning; thence N. 40-45 W. 111.8 ft. to an iron pin; thence N. 14-11 W. 100.0 ft. to iron pin; thence S. 75-49 W. 370.0 to iron pin; thence S. 14-11 E. 600.0 ft. to iron pin; thence N. 75-49 E. 420.0 ft. to iron pin; thence N. 14-11 W. 400.0 ft. to the beginning corner. Containing 5.61 acres more or less.

This is a purchase money mortgage.

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.