

FILED  
GREENVILLE CO. S. C.

BOOK 1188 PAGE 561

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANNA M. EFSTRATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAC V. PATTERSON

(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  
Twelve Thousand and no/100----- Dollars (\$ 12,000.00 ) due and payable

as per the terms of the note herein.

on and after maturity  
with interest thereon ~~at~~ at the rate of Seven 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

1. ALL that certain piece, parcel or tract of land in Fairview Township, Greenville County, State of South Carolina, with the following metes and bounds, to-wit: BEGINNING at a stone on line of land formerly belonging to Lucien Gray and running thence S. 4-3/4 E., 31.35 to a stone; thence N. 74-3/4 E., 26.42 to a stone; thence 11-1/2 W., 26 to a stone; thence 86-3/4 W., 6.50 to a stone; thence S. 1-1/4 W., 1.80 to stone; thence 86-3/4 W., 12.20 to a stone, the beginning corner. Bounded by lands of M. H. Gray, Tollison Lands, formerly belonging to Nesbit, et al, and containing 61-3/4 acres, more or less, less, however 2-3/4 acres conveyed to Jack Thomas November 5, 1947 by Melvin Thomas.
2. ALL that piece, parcel or tract of land in Fairview Township, Greenville County, State of South Carolina, containing 16 acres, more or less, according to a plat made by Pickell & Pickell, Engineers, on December 16, 1946, and having the following metes and bounds, according to said plat, to-wit: BEGINNING at a stake on Tollison Estate line and running thence N. 32-50 E., 984 feet to a stake on line of land of, now or formerly, M. H. Gray; thence with the line of said land S. 48-00 E., 1240 feet to a stone; thence S. 3-15 W., 119.5 feet to a stone on line of land of the Grantee; thence with the line of the Grantee N. 84-30 W., 1500 feet to a stake, the point of beginning, being bounded by lands of the Tollison Estate, and the above described tract.

The Grantee herein assumes and agrees to pay that certain Mortgage of Real Estate by Grantor to W. B. Harrison dated January 9, 1968, and recorded January 16, 1968 in Mortgage Book 1081, Page 655, on which there is a present outstanding principal balance of \$2,875.00.

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.