

GREENVILLE CO. S. C.

MAY 4 1 04 PM '71

BOOK 1189 PAGE 267

STATE OF SOUTH CAROLINA
COUNTY OF

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Fred Staton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Zeno C. Tharp

(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 (\$1500.00)

FIFTEEN HUNDRED AND NO/100-----Dollars (\$1500.00) due and payable

\$50.00 per month including interest at the rate of 6% First payment to become due June 1st, 1971 and each subsequent payment to become due and payable the 1st of each month thereafter until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: Monthly

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

All that piece, parcel of lot of land in Greenville Township Greenville County, State of South Carolina, on the Northwest side of Cobb Street, near Judson mills, fronting 50 feet on the Northwest side of Cobb Street, and extending back 110 feet to property of formely owned by Charles T. Scott, and now owned by John Painter and being more particularly described by metes and bounds, as follows:

Beginning as a stake on the Northeast side of Cobb Street at corner of other property owned by Sunie Roper, and running thence with the line of said property, N. 55 W. 110 feet to corner of Lot No. 3 as shown on plat recorded in Plat Book F, at page 280: thence with the line of said Lot N. 49½ E. 50 feet to corner of property owned by Elizabeth Louise Wilson thence with the line of said property, S 55 E. 110 feet to an iron pinon Cobb Street: thence with the Northwestern side of Cobb Street, S. 49½ W. 50 feet to the beginning corner, being the rear or Southwest portion of Lots Nos. 1 and 2 as shown on plat recorded in plat Book F, at page 280, and being the same property conveyed to Sunie Roper by Elizabeth Louise Wilson by deed dated January 20, 1939, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 208 at page 205.

This property is sold with all improvements thereon. One Six Room House.

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.