

MORTGAGE OF REAL ESTATE—Office of ~~FILED~~ **FRANKLEY MORRAH, JR.**, Attorney at Law, Greenville, S. C. BOOK 1190 PAGE 317

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE MAY 12 11 55 AM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, I, R. G. WILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF OF CHARLESTON, GREENVILLE BRANCH

(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 FIFTY THOUSAND AND NO/100ths-----

Dollars (\$ 50,000.00) due and payable

\$1250.00 on principal on the 15th day of October, 1971, and thereafter on the 15th day of each succeeding January, April, July and October until paid in full

with interest thereon from date at the rate of six per centum per annum, to be paid on October 15, 1971 and thereafter quarterly.

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, Greenville Township, on the Southwesterly side of East Faris Road, being known and designated as the major portion of Lot No. 89 on Plat of Subdivision of Forest Heights made by Dalton & Neves, Engineers, in June 1946 (the original Plat being traced by Piedmont Engineering Service in November 1947), and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P, at page 71, and having, according to a more recent Plat made by R. W. Dalton, dated February 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of East Faris Road, joint front corner of Lots Nos. 88 and 89, and running thence with the Southwesterly side of East Faris Road, the following courses and distances, to-wit: S. 46-02 E. 59.8 feet to an iron pin, S. 55-05 E. 149 feet to an iron pin, S. 71-03 E. 96.5 feet to an iron pin; thence running across Lot No. 89, S. 17-04 W. 496.5 feet to an iron pin on the rear line of Lot No. 89; thence S. 63-54 W. 18.5 feet to an iron pin; thence N. 26-00 W. 721 feet to an iron pin, joint rear corner of Lots Nos. 88 and 89; thence along the joint line of said lots, S. 86-23 E. 224.2 feet to an iron pin, the point of beginning.

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.