

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.
GREENVILLE ATTORNEY-AT-LAW

BOOK 1193 PAGE 435

JUN 3 4 32 PM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Earl W. Harper

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Cox

(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 five thousand and no/100-----

-----Dollars (\$ 5,000.00) due and payable at the rate of \$77.94 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due July 2, 1971, and the remaining payments to be due on the second day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of eight 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, ~~his heirs and assigns forever~~ ~~his heirs and assigns forever~~ his heirs and assigns forever:

"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, on Baker Street and being the same property conveyed to the mortgagor by deed of Sunie H. Smith recorded in the R. M. C. Office for Greenville County in Deed Book 903 at page 338, and having the following metes and bounds according to Survey for Earl W. Harper prepared by Carolina Surveying Company, May 20, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 4K at page 31 :

BEGINNING at an iron pin on the west side of Baker Street at the joint corner of Baker Street with Southern Railway right-of-way; and running thence with said Baker Street, S. 15-00 E. 121.8 feet to iron pin; thence S. 80-25 W. 81.2 feet to iron pin; thence N. 13-43 W. 132.9 feet to iron pin on Southern Railway right-of-way; thence with said right-of-way N. 88-33 E. 80.1 feet to the beginning corner.

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.