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 BOOK 1194 PAGE 487

MORTGAGE OF REAL ESTATE
 STATE OF SOUTH CAROLINA JUN 14 4 49 PM '71
 COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE
 OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
 R. M. C.

WHEREAS, We, Carl Richmond and Betty A. Richmond

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Dan Joyner & Company, Inc.

(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 -----

Seven Hundred Forty and 84/100----- Dollars (\$ 740.84) due and payable

two years from date,

with interest thereon from none at the rate of none per centum per annum, to be paid: none

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, on the southeastern side of Lanewood Drive, being known and designated as Lot Nos. 60 and 61 of Pine Forest Subdivision, Plat of which is recorded in the R. M. C. Office for Greenville County, in Plat Book QQ, at Page 106, and 107, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of Lanewood Drive, joint front corner of Lots 61 and 62, and running thence with the common line of said lots; S. 62-30 E., 138 feet to an iron pin; thence with the rear line of Lots 60 and 61, N. 63-30 E., 200 feet to a point on the southwestern side of Dalegrove Drive; thence with the southwestern side of said Drive, N. 26-30 W., 113 feet to a point at the southern corner of the intersection of Lanewood Drive and Dalegrove Drive; thence with the curve of said intersection, (the chord being N. 71-30 W.), 35.3 feet to a point on the southeastern side of Lanewood Drive; thence with the southeastern side of said Drive, S. 63-30 W., 175 feet to 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 all of 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.