

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

JUL 1 2 45 PM '71

BOOK 1197 PAGE 261

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, J. A. WHITLOW, JR.,

(hereinafter referred to as Mortgagor) ^{am} is well and truly indebted unto JORDAN M. HOLLOWAY,

(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 Six Thousand (\$6,000.00)-----

----- Dollars (\$ 6,000.00) due and payable

on July 1, 1972

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: at maturity.

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, containing 3.2 acres on Saluda Lake shown on plat of property of Joseph E. Crosland dated June 20, 1967, prepared by Carolina Engineering & Surveying Company and recorded in the R. M. C. Office for Greenville County in Plat Book VVV at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a County road and running thence S 1-06 E 406.0 feet to an iron pin on the bank of Saluda Lake; thence with Saluda Lake N 79-14 W 88.2 feet to an iron pin; S 89-0 W 79.8 feet to an iron pin; N 80-18 W 69.6 feet to an iron pin and N 69-18 W 218.7 feet to an iron pin; thence leaving Saluda Lake and with the line of other property of Crosland N 21-0 E 216.5 feet to an iron pin; thence with the line of property of the Watts N 33-55 E 109.5 feet to an iron pin; thence with said County road N 88-17 E 294.3 feet to an iron pin, the point of beginning.

ALSO all my right, title and interest in that certain right of ingress and egress to the above described property as set forth in the deed of W. W. Pate dated June 21, 1947 and recorded in Deed Book 314 at page 168. ALSO all my right, title and interest in that certain right of way or easement over a 20 foot drive as shown on plat of property of Joseph E. Crosland recorded in the R. M. C. Office for Greenville County in Plat Book VV at page 7.

The lien of this mortgage is subordinate to the lien of that certain mortgage executed this date by J. A. Whitlow, Jr. to Fidelity Federal Savings & Loan Association.

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.