

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE 100:870
JUL 22 10 43 AM '71

BOOK 1199 PAGE 495

MORTGAGE OF REAL ESTATE

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

WHEREAS, I, Lawrence E. McNair

(hereinafter referred to as Mortgagor) is well and truly indebted unto Byron D. Skelton

(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 Fifteen Thousand and no/100-----

----- Dollars (\$15,000.00) due and payable

One Thousand Seventy One and 43/100 (\$1,071.43) Dollars, plus interest on January 9, 1971 and One Thousand Seventy One and 43/100 (\$1,071.43) Dollars plus interest each and every six (6) months thereafter until paid in full, with the right to anticipate.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: semi-annually

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, and being about two and a half (2½) miles Southeast of the Greenville County Court House and being on the Northeast side of Laurens Road, known and designated as Lots Nos. 95 and 96 on plat of Easy Lynn made by Dalton & Neves, Engineers, June, 1931, and having, according to plat recorded in the R. M. C. Office for Greenville County in Plat Book H at Page 195, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Laurens Road, joint corner of Lots Nos. 94 and 95, said pin being 100 feet in a Southeasterly direction from the intersection of said Laurens Road and Lindsay Avenue, and running thence with the line of Lots Nos. 94 and 95, N. 35-06 E. 150 feet to an iron pin on line of Lot No. 90; thence with line of Lot No. 90, S. 55-45 E. 50 feet to an iron pin in line of Lot No. 97; thence with the joint line of Lots Nos. 96 and 97, S. 35-06 W., 150 feet to an iron pin on the Northeast side of Laurens Road; thence with the Northeast side of said Road, N. 55-45 W. 50 feet to the beginning corner.

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.