

GREENVILLE, S. C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 FETTIGNU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA } LILLIE FARNSWORTH

COUNTY OF GREENVILLE }

R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAROLD E. LINDSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

NORTH GREENVILLE JUNIOR COLLEGE

(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

TEN THOUSAND ONE HUNDRED TWENTY FIVE and no/100-----Dollars (\$ 10,125.00) due and payable

in 180 monthly installments in the sum of \$56.25 each, all of which monthly installments shall be applied to principal, with the first monthly installment commencing thirty (30) days from the date hereof and continuing thereafter on the same date of each month until paid in full.

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 piece, parcel or tract of land containing ten (10) acres more or less situate, lying and being on the Western side of S. C. Highway #253, being shown and designated on a plat of the property of North Greenville Junior College at Tigerville, South Carolina made by Terry T. Dill, Surveyor, dated May, 1968, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of the right of way of S. C. Highway #253 at the corner of property now or formerly owned by Mrs. J. C. Roe and running thence along the line of said property S. 83-05 W., 682.3 ft. to an iron pin; thence N. 20-00 W., 124.2 ft. to an iron pin; thence approximately N. 25-00 W., approximately 85 ft. to an existing iron pin on the College President's home tract; thence along the line of said tract N. 11-58 E., approximately 120 ft. to an existing iron pin; thence continuing along the line of said tract N. 28-10 W., 212.6 ft. to an iron pin (said iron pin being located S. 20-00 E., 134.4 ft. and N. 61-50 E., 20.4 ft. from an iron pin and the center line of Highway #414); thence N. 61-50 E., 621 ft. to an iron pin (said iron pin being located 165 ft. from an iron pin in the center line of Highway #414); thence N. 83-20 E., 26.4 ft. to an iron pin (said iron pin being located S. 83-20 E., 237.6 ft. from an old corner in or near the center of S. C. Highway #253); thence S. 0-50 E., 306.2 ft. to an iron pin; thence N. 85-20 E., 203.4 ft. to an iron pin on the Western side of S. C. Highway #253; thence along the Western side of the right of way of S. C. Highway #253 S. 4-34 E., 450 ft. 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 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.