

MORTGAGE OF REAL ESTATE  
GREENVILLE, S. C. - Greer, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

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

WHEREAS, WE, BOBBIE PRUITT AND MARY G. PRUITT

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

(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

Nine Hundred and Sixteen and 78/100----- Dollars (\$ 916.78 ) due and payable

at the rate of \$25.00 per month, beginning 30 days from date and each month thereafter until principal and interest are paid in full.

with interest thereon from date at the rate of 7% 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, 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, in O'Neal Township, on the east side of Mayfield Court, and northerly from the Ballenger Road, and shown by plat thereof by Terry T. Dill, June 2nd, 1966, and having the following Courses and distances, to-wit:

BEGINNING on a nail in the center of the Mayfield Court, and runs thence S. 87-33 E. three hundred sixty-two (362) feet to an iron pin, being bounded on said line by lands of Tommy Miles; thence S. 40-00 W. one hundred sixteen and three-tenths (116.3) feet to pin; thence S. 76-10 W. one hundred forty-one and two-tenths (141.2) feet to pin; thence due west one hundred seventy-six and two tenths (176.2) feet to a nail in the center of Mayfield Court; thence therewith N. 11-05 E. one hundred thirty-four and eight tenths (134.8) feet to the beginning corner; and bounded on the southerly side by Nell R. Teasley, and westerly by the remainder of said Mayfield Court, and containing ninety-one one hundredths (91/100) of an acre.

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.