

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

BOOK 1200 PAGE 107

STATE OF SOUTH CAROLINA  
JUL 26 2 58 PM '71

COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Perry P. Paris

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards d/b/a Edwards & Edwards

(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

Two Thousand Five Hundred ----- Dollars (\$ 2,500.00 ) due and payable

at the rate of \$30.34 per month, beginning 30 days from date and each month thereafter for 120 months

with interest thereon from date at the rate of 8% 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, O'Neal Township, about two miles east of Sandy Flat, east of and near Mays Bridge Road, being part of Tract No. 4 of the Thomas L. Smith property, and, in part, according to plat of said property by H. S. Brockman, Sur., October 13, 1942, having the following metes and bounds, to-wit:

BEGINNING at a point, stake at edge, in center of Mays Bridge Road near to and south of Road to Sandy Flat, and running thence along line of the Hammond land, N. 50-50 E. 662 feet to point, copper rod, iron pin, at 25 feet; thence continuing with line of Hammond land, N. 64-20 E. 1194 feet to point; iron pin, joint corner with the Farmer land; thence along line of the Farmer land, same being, also, along center of water-way, S. 34-40 E. 390 feet to point, iron pin; thence, continuing along line of the Farmer land, S. 8-05 E. 438 feet to point, center of branch, iron pin; thence in a northwesterly direction along center of branch as the line, traverse lines being: S. 86-30 W, 26 feet; S. 87 W. 249.5 feet; and S. 75 W. 152 feet; to point, iron axle, by black gum on branch, joint corner with the Crain and Dill lands; thence N. 78-27 W. 633 feet to point; thence S. 64-45 W. 125 feet to point; thence N. 47-10 W. 279 feet along line of other property of Grantor to point; thence continuing along line of other property of Grantor, S. 50-50 W. 637 feet to point in center of said Mays Bridge Road; thence N. 46 W. 30 feet along center of said Mays Bridge Road to the point of beginning; and containing Fourteen (14) acres, more or less.

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.