

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.
AUG 23 12 22 PM '71
OLLIE FARNSWORTH
R. M. & C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUISE S. SANDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. HARRIS

(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 and No/100-----

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

interest only at \$40.00 per month for 35 months commencing September 21, 1971, with the final payment of principal and interest of \$6,040.00 due August 21, 1974.

with interest thereon from date at the rate of Eight (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, on the Northern side of Altamont Road and being Lot No. 1 according to a plat of the property of Dr. J. L. Sanders made December 15, 1960, by the Carolina Engineering and Surveying Company, said plat to be recorded in the RMC Office for Greenville County.

BEGINNING at a nail and cap in the center of Chestnut Ridge, thence, running with Chestnut Ridge, the following courses and distances: S. 68-18 E. 130 feet to a bottle cap; thence N. 80-41 E. 96 feet to a bottle cap; thence leaving Chestnut Ridge, S. 38-16 E. 98.6 feet to an iron pin; thence S. 24-52 E. 137.1 feet to an iron pin; thence S. 70-41 W. 261.2 feet to an iron pin; thence N. 28-26 W. 25 feet to an iron pin; thence N. 59-50 E. 28.3 feet to an iron pin; thence N. 19-56 W. 303.8 feet to the beginning point.

ALSO, ALL that lot of land situate in said County and State, and being designated as a strip off the northwestern portion of Lot 3, as shown on said plat, and described as follows:

BEGINNING at a bottle cap in the center of Chestnut Ridge at the northeastern corner of other property of Mortgagor and running thence the following courses and distances: S. 38-16 E. 98.6 feet to an iron pin; thence S. 24-52 E. 137.1 feet to iron pin; thence N. 70-41 E. 10 feet to iron pin; thence N. 24-52 W. 137.1 feet to an iron pin; thence N. 38-16 W. 98.6 feet to a bottle cap in the center of Chestnut Ridge; thence S. 66-30 W. 10 feet to the point of beginning.

ALSO, ALL that lot of land situate in said County and State, and being designated as a strip off the northern portion of Lot 2, as shown on the aforementioned plat, and described as follows:

BEGINNING at an iron pin, located at the extreme southwest corner of Lot 1, and running thence N. 70-41 E. 271.2 feet to iron pin; thence S. 21-30 E. 20 feet to iron pin; thence S. 70-41 W. 270 feet to iron pin on the northwestern boundary of Lot 2; thence N. 28-26 W. 20 feet, more or less 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.