

MORTGAGE OF REAL ESTATE—Office of Wyché, Burgess, Keenan & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE, CO. S. C.
SEP 3 3 20 PM '71

BOOK 1205 PAGE 278

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. G. SHELL, JR.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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 SEVEN THOUSAND AND NO/100THS -----DOLLARS (\$ 7,000.00) with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid as follows:

Payable on demand, with interest payable monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Galax Court near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 25 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at a point on the northern side of Galax Court at the joint front corner of Lots Nos. 24 and 25, and running thence with the line of Lot No. 24 N. 30-26 W. 300.0 feet; thence with the line of the property labeled "Golf Course" on the above mentioned plat N. 47-32 E. 138.1 feet; thence continuing with the line of the "Golf Course" property S. 76-28 E. 160.0 feet; thence continuing with the line of the "Golf Course" property S. 83-28 E. 115.0 feet to point at the joint rear corner of Lots Nos. 25 and 26; thence with the line of Lot No. 26 S. 22-17 W. 278.7 feet to a point on the northern side of Galax Court; thence with the northern side of Galax Court S. 84-48 W. 50.0 feet; thence continuing with Galax Court S. 58-56 W. 75.0 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.