

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.
SEP 3 9 14 AM '71

BOOK 1205 PAGE 329

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE .
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jo-Mar Liquors, Inc.,

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

(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 -- Twenty One Thousand, Five Hundred, Eighty Three and 32/100-----

----- Dollars (\$ 21,583.32) due and payable
as follows: \$4,958.32 on March 18, 1972; \$5,125.00 on March 18, 1973; \$6,000.00
on March 18, 1974; and the then balance of \$5,500.00 on March 18, 1975.

with interest thereon from ~~date~~ maturity at the rate of Seven per centum per annum, to be paid after maturity

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 Bates Township, being known and designated as Lot No. 23 of the property of Lee Roy Styles according to a plat thereof prepared by Pickell and Pickell, Engineers, September, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at Page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Walnut Lane at the joint front corner of Lots Nos. 23 and 24, and running thence along the joint line of said lots, S. 86-45 W., 279 feet to Pole Branch; thence up the meanders of said branch in a northeasterly direction, 176 feet, more or less, to a point on the south side of Walnut Lane; thence along the south side of Walnut Lane N. 86-45 E., 169.8 feet to an iron pin; thence following a bend of Walnut Lane S. 48-15 E., 42.4 feet to an iron pin on the south side of said Walnut Lane; thence along the south side of said Walnut Lane S. 3-15 E., 130 feet to the beginning corner.

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.