

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1206 PAGE 479

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: -

WHEREAS, I, MANNING CURETON

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

One Thousand Eight Hundred

Dollars (\$ 1,800.00) due and payable

at the rate of \$43.95 per month, beginning 30 days from date and each month thereafter for 48 months

with interest thereon from date at the rate of 8½ 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, Chick Springs Township, in School District No. 9-H, and being about one half mile southwest from Greer, lying on the south side of Brushy Creek Road, being bounded on the north by the said road, on the east by lands of the City of Greer (Cannon tract) on the south and west by other lands of myself, and being a part of the same land that was conveyed to me by deed from N. M. Cannon, and having the following courses and distances, to wit:

BEGINNING on an iron pin in the center of the Brushy Creek Road, joint corner of the City of Greer property, and runs thence with the line of the said property, S. 15-00 E. 241.5 feet to a stake on the said line and being about 12 feet south of a small branch; thence S. 75-00 W. 35 feet to a point in the center of Maple Creek where the said small branch intersects with the said creek; thence up Maple Creek N. 38-08 W. 241.5 feet to a point in the center of the Brushy Creek Road at the western edge of the bridge over Maple Creek; thence with the center of the road N. 66-00 E. 131 feet to the beginning corner, and containing forty five one-hundredths (0.45) of one acre, 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.