

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1207 PAGE 361

SEP 22 1 39 PM '70 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Meredith Lee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Spurgeon P. Saunders and Mary S. Saunders

(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 and no/100-----

a cash payment of \$500.00 down and a payment of \$25.00 cash on the 1st day of October, 1971 and a like payment of \$25.00 cash on the 1st day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to ~~the~~ principal. ~~with~~ ~~interest~~ ~~thereon~~ Dollars (\$ 1000.00) due and payable

with interest thereon from date at the rate of 7% 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, Bates Township, known as and being a part of the property of the ~~Spurgeons~~ ^{Saunders}, near Marietta, S. C. and being more completely described according to plat and survey made by Elro Coleman, L. S. dated Aug. 9, 1971 with the following metes and bounds to-wit:

BEGINNING on ~~the~~ a point in center of County Road and running thence N. 81-00 E. 520 ft. to an iron pin; thence S. 35-00 W. 215 ft. to an iron pin; thence S. 82-00 W. 326 ft. to a point in center of County Road; thence with center of County Road N. 24-15 W. 150 ft. to the beginning corner. Containing 2 acres, more or less.

This being a part of the property conveyed to ~~Spurgeons~~ ^{Saunders} by deed recorded in R.M.C. Office for Greenville County in Book 604 at Page 426

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.