

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1207 PAGE 451

MORTGAGE OF REAL ESTATE

SEP 23 10 31 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Curtis B. Hollifield, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Irving Forrester and Polly F. Mason

(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 Ten Thousand Four Hundred and NO/100

Dollars (\$ 10,400.00) due and payable in annual installments of Twelve Hundred (\$1200.00) Dollars each, plus interest at the rate of seven (7%) percent annually on the unpaid balance, first payment due and payable one (1) year from date and to continue in like payments each year thereafter until paid in full, with the right of the mortgagor to anticipate payment in full or part without penalty,

with interest thereon from date at the rate of -7%- per centum per annum, to be paid: annually as set forth above

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, Highland Township, lying on the West side of Gap Creek Road about two miles north of Highland, and having the following courses and distances:

BEGINNING at a point in Gap Creek Road at corner of Theo Gosnell's Tract (iron pin on West Bank of road) and runs thence along Gosnell line S. 79-50 W. 536 feet to an iron pin; thence continuing on said Gosnell line S. 76-41 W. 546 feet to an iron pin; thence N. 10-15 W. 210 feet to iron pin; thence N. 76-41 E. 200 feet, more or less, to iron pin, corner with Burrell Tract; thence with the rear line of Burrell tract about N. 21-15 W. 250 feet to iron pin on line of property now or formerly owned by Elsie Pittman; thence with that line, S. 76-00 W. 158 1/2 feet to a stone XXX on James D. Bates line; thence with that line, S. 15-00 E. 323 feet to old stone corner; thence S. 21-05 E. 1195 feet to a stone (old corner); thence N. 54-55 E. 747 feet to iron pin; thence S. 85-05 E. 914 feet to stake in Gap Creek Road (iron pin back 1 1/2 feet); thence along said road N. 20-12 W. 475 feet, more or less, to the point of beginning, containing 52 acres, more or less, by estimation, and being bounded on the north by lands of Theo Gosnell & Rufus Howard, on the east by Burrell, Gosnell & Gap Creek Road, and the south by lands now or formerly owned by J. Lynn and Mrs. Claude Bates, and on the west by James D. Bates. (* thence N. 54-55 E. 998.2 feet to iron pin---this line unintentionally omitted above).

Subject to all easements and rights-of-way of record.

This being that same property conveyed this date by mortgagee to mortgagor by deed to be recorded in R.M.C. Office for Greenville County.

An assumption and agreement to pay this mortgage may be made by notification to Mortgagee in writing.

Mortgagee agrees to release portions from the lien of this mortgage which are sold from the rear of lot upon the application of the proceeds of such sale being applied to payment of the mortgage.

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.