

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

BOOK 1207 PAGE 651

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas Gosnell

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. T. Adams

(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 Three Thousand Nine Hundred and No/100-----

-----Dollars (\$ 3,900.00 ) due and payable \$50.00 on the 1st day of each and every month hereafter, commencing November 1, 1971. Balance due Seventy-eight (78) months from date, with the privilege to anticipate payment at any time.

with interest thereon from maturity at the rate of 8% 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:

My One-half undivided interest in and to:

"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, situate, lying and being at Paris, in Chick Springs Township, being known and designated as a portion of Lot No. 20 and Lots Nos. 37x to 65x, both inclusive, (excluding however, Lot No. 45x), as shown on a plat prepared by R. E. Dalton entitled "Paris Subdivision and Improvement", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F at Page 211; that portion of Lot No. 20 conveyed herein being more particularly shown as Lots Nos. 25 to 31, both inclusive, as shown on a plat prepared by R. E. Dalton, dated August, 1917, entitled "Property of W. D. Parrish", recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book E at page 53, said lots having according to the aforesaid plats, the following metes and bounds:

BEGINNING at a stake on the north side of the National Highway or Camp Road, joint front corner of Lots Nos. 28x and 50x, which stake is 100 feet west of the northwest corner of Mooney Road and said highway, and running thence N. 36-43 W. 135 feet to a stake; thence N. 30-42 W. 144.8 feet to a stake on the south side of a 10 foot street; thence with said street S. 70-28 W. 175.9 feet to a stake at the northwest corner of Lot No. 31 (as shown on plat recorded in Plat Book E at page 53); thence with the east side of Spring Street S. 29-12 E. 151.7 feet to a stake at the southwest corner of Lot No. 25 (as shown on plat recorded in Plat Book E at page 53); thence with the joint line of Lots Nos. 24 and 25 N. 60-48 E. 75.8 feet to a stake at the southeast corner of said Lot No. 25; thence with the original eastern line of Lot No. 20 (as shown on plat recorded in Plat Book F at page 211) S. 29-12 E. 22.2 feet to a stake at the southeast corner of Lot No. 20; thence along the eastern line of Lot No. 9 (as shown on plat recorded in Plat Book F at page 211) S. 36-43 E. 149.1 feet to a stake on the north side of said National Highway; thence with said Highway N. 53-40 E. 100 feet to the beginning.

ALSO:

All the right, title and interest of the grantor herein in and to the twenty (20) foot street shown on plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F at page 211 running through Lots Nos. 37x to 65x hereinabove conveyed.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.