

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
JAMES D. MCKINNEY, JR.  
SEP 30 1971  
ATTORNEY-AT-LAW

BOOK 1208 PAGE 359

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:  
FILED  
GREENVILLE CO. S. C.

WHEREAS, I, J. W. Noe

SEP 30 2 36 PM '71

OLLIE FARNSWORTH

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

The Peoples National Bank of  
Greenville, S. C.

(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 **seventy-five hundred and no/100**

-----Dollars (\$ **7,500.00** ) due and payable  
at the rate of \$131.50 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due October 29, 1971, and the remaining payments to be due on the 29th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of **eight** 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, on the Northeastern side of Parker Road being shown and designated as Lot No. 63 on a plat entitled " Junction Heights" recorded in the R. M. C. Office for Greenville County in Plat Book C at page 106, and having the following metes and bounds:

BEGINNING at a point on the Northeastern side of Parker Road at a point 100 feet North of the Northeastern point of the intersection of Parker Road at Power Street at the joint front corner of Lots Nos. 62 and 63; thence along the Northeastern side of Parker Road, N. 37-00 W. 50 feet to a point on a line of property now or formerly of Monaghan Mills; thence with the line of said Monaghan Mills property, N. 62-30 E. 150 feet to a point on the line of Lot No. 60; thence with the line of Lot No. 60, S. 37-00 E. 50 feet to a point on the line of Lot No. 62; thence with the line of Lot No. 62, S. 62-30 W. 150 feet to the point of beginning.

ALSO: All of that lot of land with the buildings and improvements thereon in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 32 as shown on plat of Morgan Hill Addition recorded in the R. M. C. Office for Greenville County in Plat Book A at pages 68 and 69; said lot having a frontage of 60 feet on Morgan Street and a depth of 200 feet.

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.