

GREENVILLE, S. C.

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HORTON, DRAWDY, DILLARD, MARCHEBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, John Peterson and Lynell Peterson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Greenville Water Works, Greenville, South Carolina,

(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 One Hundred Fifty.....

..... Dollars (\$ 3,150.00) due and payable in four (4) equal, annual installments of Seven Hundred Eighty-Seven and 50/100 (\$787.50) Dollars, with the first payment due one (1) year from date,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid annually:

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 tract of land situate, lying, and being in the County of Greenville, and State of South Carolina, on branch waters of Tyger River, containing 120 acres, more or less, and more particularly described as follows, to-wit:

BEGINNING on a chestnut near Holland Pruitt's line, and running thence nearly northeast to a chestnut oak, thence nearly north up the ridge till it strikes Joshua Gosnell's line at a stake, thence with said Gosnell's line, the Templeton land, to a pine on the east end of Glassey Rock; thence a conditional line between lands of W. P. Hart and Perry B. Moore to a large chestnut oak on the east end of the Snowdon Cliff; thence southwest to a pine; thence nearly west to a chestnut near where Sarah Moore formerly lived; thence nearly southwest to a double chestnut; thence nearly northwest to a spruce pine on the bank of the branch near where an old still-house formerly stood; thence nearly west to the beginning corner."

This is the same property conveyed to the mortgagors by Deed of The City of Greenville, South Carolina, of even date to be recorded simultaneous herewith.

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.