

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1210 PAGE 531

OCT 20 11 42 AM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Selox, Inc.

(hereinafter referred to as Mortgagee) is well and truly indebted unto
Roy Page

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventeen Thousand and No/100 -----

----- Dollars (\$ 17,000.00) due and payable
in monthly installments of Three Hundred Thirty-Six and 63/100 (\$336.63) Dollars beginning on the first day of March, 1972, and continuing on the first day of each succeeding month thereafter until paid in full, said payments to be applied first to interest and then to principal balance remaining due from month to month with the privilege to anticipate payment of the entire principal debt or any part thereof at any time prior to maturity with interest thereon from ~~1972~~ at the rate of seven (7%) per centum per annum, to be paid: monthly
March 1, 1972

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 south side of Highway No. 124, formerly Easley Highway No. 123-A and designated as Lots 4 and 5 on a plat of the Property of Mrs. R. J. Bryson made by M. H. Woodward, December 1946, and according to said plat having together the following metes and bounds, to-wit:

BEGINNING at a point on said highway at the joint corner of Lots 3 and 4 and running thence with the line of Lot 3, S. 9-45 E. 430 feet to the rear joint corner of said lots; thence with the line of Old Southern Railroad property, S. 80-45 E. 65 feet to a point; thence continuing with said property line, N. 89-30 E. 60 feet to the rear joint corner of Lots 5 and 6; thence with the line of Lot 6, N. 9-45 W. 451 feet to a point on said highway; thence with said highway, S. 84-45 W. 130 feet to the beginning corner.

ALSO: All its right, title or interest in and to that certain strip of land lying between the rear of said lots and the center of said old railroad property, approximately 25 feet in width, which would be embraced were the side lines of said Lots 4 and 5 extended 25 feet backward for use of a driveway for the benefit of said lots and the owners of all other lots shown on said plat.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.