

HORTON, DRAWDY, DILLARD, MARSHALL & BROWN, P.A., 207 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 21 10 31 AM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, Jessie O. Hodges

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry G. Hodges, Jr.

(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 and 00/100 - - - - - Dollars (\$10,000.00) due and payable

in accordance with the terms of a note of even date herewith.

with interest thereon from date at the rate of per centum per annum, to be paid: No Interest

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 20, Block A, on a plat of Highland Terrace being made by R. E. Dalton dated August, 1917, and being recorded in the R. M. C. Office for Greenville County in PLat Book E at Page 101 and having according to said plat, the following courses and distances:

BEGINNING at an iron pin on the eastern side of Townes Street Extension at the corner of a 25 foot alley; thence running along Townes Street Extension N 16-00 E 28.8 feet to an iron pin; thence with the curvature of the intersection of Townes Street Extension and Hillcrest Drive 56 feet to an iron pin; thence still with said curvature 56 feet to an iron pin, joint corner Lots 19 and 20; thence with the joint lots line S33-57 E 167.5 feet to an iron pin; thence S 9-52 W 13.8 feet to an iron pin located on the northern side of said 25 foot alley; thence running on the northern side of said alley N 80-08 W 155.7 feet to the point and place of beginning.

Together with all and singular rights, members, herditaments, 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.