

NTC.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

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BOOK 1211 PAGE 281

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, OLLIE FARNSWORTH
Jacob Sammons

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. A. Parnell

(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 NO/100 ----- Dollars (\$10,000.00) due and payable

\$500.00 each three months from date PLUS INTEREST, until paid in full, with the right to anticipate the whole amount or any part thereof on any interest-bearing date,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: QUARTERLY

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 in the City of Greenville on the South side of West Washington Street, near the Southern Railway Station and having the following metes and bounds:

BEGINNING at an iron pin opposite the intersection of Washington Street with Cook Street and Pine Street and running thence in a Northerly direction with Washington Street 70 feet to an iron pin at the corner of Lot No. 8 as shown on a plat of the W. T. Sumate lands made in 1891 when the same was sold by Julius C. Smith, Assignee, the said lot being now owned or formerly owned by Salina W. Robinson and running thence with her line in a Southwesterly direction 143 feet to a stake on the extension of Washington Street; thence in a Southerly direction with the extension of Washington Street 48 feet to a stake at corner of Lot No. 9, formerly owned by A. C. Davis; thence running with her line in a Southeasterly direction approximately 45 feet to line of Lot No. 6 owned now or formerly by Alina Robinson; thence running with her line in a northeasterly direction 160 feet to the beginning corner.

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.