

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

DEC 6 2 18 PM '71

BOOK 1215 PAGE 419

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Minnie Harrison

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, 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

Two thousand nine hundred eighty-eight and no/100----- Dollars (\$ 2,988.00) due and payable in monthly installments (36 monthly installments) of \$83.00 each, the first of these being due and payable on January 8, 1972, with a like sum due and payable on the corresponding day of each and every calendar month thereafter until whole of said debt is paid in full.

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

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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, on the north side of road leading from Greenville to Piedmont and being a small strip of land cut off of the east side of Tract No. 2 of the J. H. Charles property according to a plat made by W. J. Riddle, Surveyor, June 19, 1942, and recorded in the Office of R. M. C. for Greenville County in Plat Book K Page 132, and having according to said plat and by division line made August 20, 1951 by W. J. Riddle, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Piedmont Road, joint front corner of lots Nos. 2 and 3 in the line of the Martin property and running thence N. 26-0 W. 21 feet to an iron pin on the edge of the road; thence with the west line of Dr. Martin's property N. 26-0 W. 21 feet to an iron pin on the edge of the road; thence with the west line of Dr. Martin's property N. 26-0 W. 1737 feet to Dr. Martin's corner, iron axle, in the line of Lot No. 4 of Mrs. J. H. Charles property 225 feet to a new corner, 18 feet east from W. C. Walker line; thence a new line S 22 - 15 E 1793 feet more or less, to a new corner in the center of Piedmont Road; thence N 75-0 E. with the center of the Piedmont Road 300 feet to the place of beginning, containing 10 acres, more or less. Being a portion of the property conveyed to Mary Morris Charles by Grace Charles Martin by deed dated July 10, 1942 and recorded in Deed Book 246, Page 19, in R. M. C. Office for Greenville County.

ALSO all that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, on the north side of the road leading from Charles' Store to Piedmont, and being known and designated as Tract No. 2 of the Mary Morris Charles property, according to plat made by W. J. Riddle, Surveyor, December 3, 1951, which is recorded in the Office of the R. M. C. for Greenville County, S. C. in Plat Book AA Page 32, and having according to said plat the following metes and bounds, to-wit: BEGINNING at a point in the center of the County Road leading from Charles Store to Piedmont, joint front corner of Lots Nos. 2 and 3, and running thence N. 23-00 W 1758 feet to a corner in the line of W. C. Walker, joint rear corner of Lots Nos. 2 and 3; thence N 48-50 E. 69 feet to a corner; thence S 87-30 E. 18 feet to a corner, joint rear corner of Lots Nos. 1 and 2; thence S 23-00 E. along the line of land previously conveyed to Minnie Harrison, 1790 feet to the center of the Piedmont Road, joint front corner of Lots No. 2 and 3; thence S 75-00 W with the center of the road 82 feet to the place of beginning, containing 3.30 acres, more or less.

Being a portion of the same property conveyed to Mary Morris Charles by Grace Charles Martin by deed dated July 10, 1942 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 246, Page 19.

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.