

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1216 PAGE 245

DEC 13 2 31 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Melvin Lee Murphy

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. E. Bannister

(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 Seventeen Thousand One Hundred Eighty Eight
Dollars (\$17,188.00-) due and payable

as follows: One Hundred and no/100 (\$100.00) Dollars on January 10, 1972, and One Hundred and no/100 (\$100.00) Dollars on the 10th day of each month thereafter for a period of one (1) year; thence payments of One Hundred Fifty and no/100 (\$150.00) Dollars on the tenth (10th) day of January, 1973, and on a like date of each month thereafter until paid in full with interest thereon from date at the rate of seven 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 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 Oneal Township, located about 4½ miles northwest of the City of Greer and near the Milford Baptist Church, lying on the west side of Joan Avenue, being all of Lot No. 5 and the southern one-half of Lot No. 6 as shown on a plat made for the grantor by H. S. Brockman, Surveyor, dated August 9, 1958, recorded in the R.M.C. Office for Greenville County in Plat Book M. M., at page 25, having the following courses:

BEGINNING on an iron pin on the western side of Joan Avenue or Street, joint front corner of Lots Nos. 4 and 5, and runs thence with the common line of Lots Nos. 4 and 5, S. 83-03 W. 300.4 feet to an iron pin on the Hudson line; thence with line of that property N. 16-50 W. 210 feet to a point in the center of rear line of Lot No. 6; thence a new line and with line of James Miller, N. 83-03 E. 299.3 feet to a point on the margin of Joan Street, corner with James Miller; thence along the margin of said Street, S. 17-10 E. 210 feet to the beginning corner.

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.