

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1216 PAGE 641

DEC 17 2 24 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Maggie Carter

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt, his heirs and assigns,

(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

NINETEEN HUNDRED FIFTY-THREE AND 84/100 - - - - - Dollars (\$1953.84 ) due and payable in twenty-four (24) monthly installments of \$81.41 each, beginning January 16, 1972, and continuing on the 16th day of each month thereafter,

with interest thereon from date at the rate of 8% 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 on the southeast side of an unnamed county road and lying approximately 120 feet southwest from the Old Laurens Road and being shown on a plat entitled "Property of Elizabeth Calhoun" by C. O. Riddle, L. S. in January 1963, and revised, the revised plat being recorded in Plat Book DDD, page 163, in the R.M.C. Office for Greenville County and having according to said revised plat the following metes and bounds:

BEGINNING at an iron pin in the center of an unnamed county road at its intersection with another unnamed county road as shown on the plat and running thence S. 24-52 E. along the center of the road 132 feet to an iron pin; thence continuing along the center of the road S. 10-14 E. 111 feet; thence continuing along the center of the road S. 34-46 E. 49.9 ft. to an iron pin in the center of the road; thence N. 56-52 E. 94.9 feet to an iron pin; thence N. 55-38 E. 200.3 feet to an iron pin; thence N. 44-11 W. 229 feet to an iron pin at the edge of a county road; thence continuing to the center of the road N. 44-11 W. 26.6 feet; thence S. 57-26 W. approximately 88.6 feet to a point in the center of the road; thence continuing along the center of the road S. 71-41 W. 100 feet to the point of beginning.

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.