

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 43

MORTGAGE OF REAL ESTATE

DEC 30 3 42 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Robert L. Fuller and Clara C. Fuller

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

(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

Three Thousand Dollars (\$ 3,000.00) due and payable

\$500.00 on June 27, 1972 and \$500.00 on the 27th day of each December and June thereafter until the entire principal sum is paid in full; said installments to be applied first to the payment of interest and balance to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-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, about 2 miles east of Sandy Flat, lying on the west side of Keller Road, designated as Highway No. S 23-140 which leads from Groce Meadow Road to Sandy Flat and Highway No. 415, being bounded on the east by said road, on the north by property of J. T. Collins, on the south by property of Pittman, and on the west by property of Barbare, and having the following courses and distances, to-wit:

Beginning at an iron pin in the center of said road, joint corner with the Pittman Road and running thence with the line of said lot N. 68-30 W. 21 feet to an iron pin on the west bank of said Road; thence continuing with the same courses for a total distance of 277 feet to an iron pin on the Barbare property line; thence with the line of said property N. 15-52 E. 224.5 feet to an iron pin on the said line corner of Collins property; thence with the line of said property S. 68-30 E. 318.7 feet to a nail and cap in the center of said road; thence with the center of said road S. 26-35 W. 225 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.