

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 433

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JUN 6 2 35 PM '72
OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, I, Richard H. Crooks, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Ingold

(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 Twenty-Three Thousand, Seventy-Five and No/100-----

-----Dollars (\$ 23,075.00) due and payable
Seven Thousand, Six Hundred Ninety-One and 66/100 (\$7,691.66) Dollars on January 5, 1973;
Seven Thousand, Six Hundred Ninety-One and 67/100 (\$7,691.67) Dollars on January 5, 1974; and
Seven Thousand, Six Hundred Ninety-One and 67/100 (\$7,691.67) Dollars on January 5, 1975,

with interest thereon from date at the rate of 6-1/2 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, and having, according to a survey made of property of R. E. Ingold by C. O. Riddle, dated June 16, 1971 and revised October 4, 1971, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Cleveland Street Extension at the corner of a tract containing 2.95 acres, and running thence with the line of said tract approximately S. 66-36 W. 300 feet to a point on the northeastern edge of a 68-foot Duke Power Company right-of-way; and running thence along the northeastern edge of the Duke Power Company right-of-way, S. 57-01 E. 112 feet, more or less, to a point in the line of property of R. E. Ingold; running thence along the line of said property, N. 66-36 E. 275 feet to an iron pin on the southwestern side of Cleveland Street Extension; running thence with the southwestern side of Cleveland Street Extension, N. 45-37 W. 100 feet to the point of beginning."

Privilege reserved by the borrower to pay all or any part of the principal of this mortgage at any time after January 1, 1973, without penalty.

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.