

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

FEB 16 11 14 AM '72

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, T. R. W. BUILDERS

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

(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 One Thousand Seven Hundred and No/100-----  
-----Dollars (\$ 1,700.00 ) due and payable

six (6) months from date hereof

with interest thereon from date at the rate of Seven (7%) 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, near the City of Greenville, being known and designated as Lot 124, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, Pages 460 and 461, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of McDade Avenue, 100 feet south from the corner of Montana Street (formerly Summit Street), and running thence along line of Lot 123 westerly 98 feet on Fletcher Street (formerly Hunt Street); thence along Fletcher Street, S. 10 W. 50 feet, more or less, to an iron pin on Lot 125; thence with the line of Lot 125, easterly 106.5 feet to McDade Avenue; thence along said McDade Avenue northerly 50 feet to the point of beginning.

ALSO ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 123, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, Pages 460 and 461, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of McDade Avenue, which point is the joint front corner of Lots 123 and 124, and running thence along said McDade Avenue, N. 1/2 E. 100 feet to a point in the southeasterly corner of the intersection of McDade Avenue and Montana Street (formerly Summit Street); thence with the south side of Montana Street, N. 89 1/2 W. 80 feet in the southeasterly corner of the intersection of Montana Street and Fletcher Street (formerly Hunt Street); thence along the east side of Fletcher Street, S. 10 E. 100 feet, more or less, to a point, joint corner of Lots 123 and 124; thence along the joint line of said lots, S. 89 1/2 E. 98 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.