

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
WILLIE FARNSWORTH FROM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Boyd Pressley, (William Boyd Pressley)

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

(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 Four Hundred Eighty and No/100 - - - - - Dollars (\$ 3,480.00) due and payable as follows: \$58.00 on the 26th day of March, 1972, and \$58.00 on the 26th day of each month thereafter until paid in full (the total number of monthly payments being sixty (60) of fifty-eight (\$58.00) dollars each

with interest thereon from 2/26 at the rate of 7 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, near Riegel Mills (formerly Fork Shoals Cotton Mill) on the north side of the road leading from Fork Shoals to Greenville, in the community of Fork Shoals, Oaklawn Township, Greenville County, South Carolina, containing an aggregate of 4.72 acres more or less and consisting of two adjoining lots described as follows:

LOT containing 3.75 acres, more or less, lying on the north side of the road set forth above, having the following metes and bounds:

BEGINNING at a stone on the bank of creek, joint corner of property formerly of J. C. Boyce, and running thence S. 47.50 E. 2.36 chains to a sweet gum stump on the road, thence with said road S. 26.50 W. 7.35 chains to an iron pin, corner of the property described below; thence with the line of said property N. 69.50 W. 10.10 chains to a stake on the bank of the creek; thence with the creek as a line in a general easterly direction to the beginning corner.

Also, LOT containing 97/100ths acres, more or less, lying to the south of the tract above described, having the following metes and bounds, to-wit:

BEGINNING in the center line of the Fork Shoals Road, southeast corner of lot above described, running thence with said road in a southwesterly direction 2 chains to a stake; thence north 62.30 W. 9.75 chains to a stake on the creek bank; thence with said creek bank in a northeasterly direction 1.00 chain to a stake; thence with the line of the property above described S. 62.30 E. 9.75 chains to beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Clarence B. Turner, Jr., Mildred T. Childers, et al, said deed under date of February 26, 1972, to be recorded herewith. This being a purchase money mortgage.

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 intantion 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.