

MORTGAGE OF REAL ESTATE - Office of P. BRADLEY MORRAN, JR., Attorney at Law, Greenville, S. C.

BOOK 1224 PAGE 173

STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE) GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

MAR 1 3 23 PM '72 FROM WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, TEN OF GREENVILLE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK

(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 SEVENTY-ONE THOUSAND AND NO/100ths-----
Dollars (\$71,000.00) due and payable

one year from date

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid at maturity

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, containing four acres, situate, lying and being on the south side of Interstate Highway No. 85 and west of the Old Piedmont Highway and west of the Piedmont & Northern Railroad and having according to a recent plat entitled "Survey for F. T. Rice", prepared by Carolina Engineering and Surveying Co., March 19, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the right-of-way line running along the south side of Interstate Highway U. S. 85, and the center of the Duke Power Company right-of-way; and running thence along the line of their property of the property now or formerly of Frank Towers Rice, the following courses and distances; S. 9-37 E. 380 feet to an iron pin; S. 78-58 W. 459.9 feet to an iron pin; and N. 9-37 W. 380 feet to an iron pin on the right-of-way along the south side of said interstate highway U. S. 85; thence with said right-of-way as the line the following courses and distances: N. 77-44 E. 167.5 feet to an iron pin; thence N. 79-20 E. 167.5 feet to an iron pin; thence N. 80-08 E. 125 feet to an iron pin; point of beginning, subject to such portion of the aforesaid Duke Power Company right-of-way as touches the northeast corner of the above tract.

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.