

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

MAR 10 2 00 PM '72

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, UNITED MACHINE WORKS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. CAROL GLENN and LIELL R. GLENN

(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 TWO THOUSAND SEVEN HUNDRED AND NO/100-----
Dollars (\$ 2,700.00) due and payable

in 3 equal monthly payments of \$900.00 each, with the first payment to be April 7, 1972, and payments two successive months thereafter,

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, Bates Township, on the North side of Enoree River and on East side of Buncombe Road, containing 2 acres, more or less, and having according to a survey made by W. J. Riddle, September 26, 1944, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of the Buncombe Road in line of right of way of said road, said pin being 150 feet Northeast from the center of Enoree River, and running thence S. 75 E. 414.6 feet to an iron pin; thence S. 46 E. 90 feet to an iron pin; thence S. 14-30 E. 150 feet to an iron pin; thence S. 76 W. 136 feet to an iron pin which is 14 feet from the corner in the center of Enoree River; thence up the center of River by a traverse line as follows: N. 14-30 W. 150 feet to a bend; thence N. 79-45 W. 344 feet to Bend; thence N. 71-15 W. 63 feet to an iron pin in line of Right of Way of Buncombe Road, said pin being 16.5 feet from the corner in center of said River; thence along said Right of Way N. 29-30 E. 133 feet to the beginning point.

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.