

MORTGAGE OF REAL ESTATE - GREENVILLE CO. S. C. ^{FILED} _{Shaw, Arnold & Thomason, Attorneys at Law, Greenville, S. C.}

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C.M. WERNER AND GRACE KNOX WERNER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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

Four Thousand Four Hundred Fifty and No/100 --- DOLLARS (\$ 4,450.00),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

one year from date with interest at 8% payable
semi-annually in advance.

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, in Bates Township, on the Northwestern side of McElhaney Road in the Town of Travelers Rest, and described as follows:

BEGINNING at a stake on the northwestern side of McElhaney Road at corner of the Roe property, and running thence with the line of said property, N 48-00 W 211.6 feet to a stake, corner of other property of the mortgagor; thence with the line of said property, S 40-30 W 105 feet to a stake in line of property of Carl R. Vest; thence with the line of said property, S 48-00 E 211.6 feet to a stake on McElhaney Road; thence with the northwestern side of McElhaney Road, N 40-30 E 105 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.