

GREENVILLE, S. C.

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BOOK 1227 PAGE 331

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe Lee Ledbetter

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 Three Thousand and no/100

Dollars (\$ 3,000.00) due and payable
one (1) year from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: 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, situate in Bates Township near Travelers Rest, being shown as a 4.06 acre tract on a plat of the property of James Garrett dated September 15, 1956, prepared by J. D. Palmer and recorded in Plat Book XXX at Page 284 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a center of a bridge over Armstrong Creek on a county road adjoining property now of formerly belonging to Batson and running along Armstrong Creek N. 11-40 W. 252 feet to an iron pin; thence continuing along Armstrong Creek N. 9-21 E. 178 feet to an iron pin; thence still with Armstrong Creek N. 8-34 E. 229.1 feet to an iron pin on said creek; thence N. 87-30 E. 302.3 feet to a point in the center of Bayne Road; thence along the center of Bayne Road S. 4-38 W. 177.5 feet; thence S. 1-05 W. 100 feet; thence S. 5-20 E. 157.3 feet; thence N. 68 W. 64 feet to a sweetgum tree; thence S. 34 W. 172 feet to Shoal Branch; thence with Shoal Branch as the line S. 56-20 W. 175 feet to 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.