

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1227 PAGE 347

MORTGAGE OF REAL ESTATE

OLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Mr. Arnold Dean Gosnell and Norma E. Gosnell

(hereinafter referred to as Mortgagor) is well and truly indebted unto F. & G. Finance Co., Inc.

(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 Eight thousand six hundred & no/100----- Dollars (\$8,600.00) due and payable in 8 consecutive monthly installments of \$150.00 each beginning April 10, 1972 and thereafter in 37 consecutive monthly installments of \$200.00 each beginning December 10, 1972

with interest thereon from maturity at the rate of SEVEN per centum per annum, to be paid: monthly

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 accounts 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 northern side of the old Buncombe Road and having the following metes and bounds, to-wit:

BEGINNING at an iron stake on the north bank of a state road from U.S. Highway No. 25 to Greer known as Old Buncombe Road and running thence with Barton's Line N. 34-30 E. 217.8 feet to an iron pin; thence N. 72-20 W. 129.5 feet to an iron pin; thence S. 21-45 W. 217.8 feet, more or less, to an iron pin on bank of road; thence S. 75-0 E. 84 feet to the beginning corner.

This being the same property conveyed to F. & G. Finance Co., Inc. by Frank P. McGowan, Jr., as Master in and for Greenville County, S.C. by deed dated January 19, 1972, and recorded in Deed Book 934, Page 206, R.M.C. Office for Greenville County, S.C.

This being the same property conveyed to Arnold Dean Gosnell and Norma E. Gosnell by F. & G. Finance Co., Inc. by deed dated March 10, 1972 to be recorded in the R.M.C. Office, Greenville County, S.C.

Together with all and singular rights, members, heritaments, 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.