

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

BOOK 1232 PAGE 41

COUNTY OF GREENVILLE MAY 4 3 46 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. H. C.

WHEREAS, I, J. C. Jones

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pearl S. Guest.

(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 Twelve Thousand and no/100-----

-----Dollars (\$ 12,000.00) due and payable \$133.23 per month beginning June 10, 1972 and a like payment of \$133.23 per month on the 10th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal.

with interest thereon from date at the rate of 6 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 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, known as and being part of the E. S. Guest Estate and being more fully described according to plat and survey made by Terry T. Dill, Reg. C. E. & L. S. No. 104 dated April 25, 1972 with the following metes and bounds to-wit:

BEGINNING on an iron pin on the western side of North Saluda River and the north side of bridge crossing North Saluda River on Geer Hwy, U. S. No. 276 and running thence with the right-of-way of said highway N. 65-12 W. 294 ft. to iron pin, joint corner with Charlie Kidd property; thence N. 25-10 E. 123 ft. with Kidd property line to iron pin, cornering on property of William A. Martin; thence with Martin property line S. 77-40 E. 97.4 ft. to iron pin; thence still with Martin property line S. 48-00 E. 196 ft. to iron pin on west bank of North Saluda River; thence with North Saluda River S. 19-18 W. 87.5 ft. to iron pin the beginning corner. Containing 0.80 acres more or less. See Will of E. S. Guest probated in _____.

This is a purchase money mortgage.

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.