

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1233 PAGE 357

FILED GREENVILLE S.C. FROM THESE PRESENTS MAY CONCERN:

MAY 17 8 52 AM '72

WHEREAS, Homer Hungerford OLLIE FARNSWORTH R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company, Greenville, South Carolina,

(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 Eight Hundred Fifty and No/100-- Dollars (\$4,850.00--) due and payable on or before one (1) year from date hereof----

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: annually

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 PARCEL, PLAT OF LAND LYING AND BEING SITUATE ON THE EASTERLY SIDE OF SOUTH CAROLINA HIGHWAY NO. 101 IN ONEAL TOWNSHIP, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS TRACT NO. 7 ON PLAT OF "PROPERTY OF HAZEAL G. TAYLOR, JANIE G. DERIEUX, ELIZABETH GILREATH AND EARLINE G. WHITE," PREPARED BY H. S. BROCKMAN, R. S., DATED JUNE 7, 1956, AND HAVING, ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that piece, parcel or tract of land lying and being situate on the easterly side of South Carolina Highway No. 101 in Oneal Township, Greenville County, South Carolina, being shown and designated as Tract No. 7 on plat of "Property of Hazeal G. Taylor, Janie G. Derieux, Elizabeth Gilreath and Earline G. White," prepared by H. S. Brockman, R. S., dated June 7, 1956, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of South Carolina Highway No. 101 at joint corner of Tracts 7 and 8 and running thence along the joint line of the said tracts, N. 77-28 E. 731 feet to an iron pin on the boundary of property of Primus Burton Estate (or formerly); thence S. 28-46 E. 327.5 feet to an old stone; thence continuing S. 28-00 E. 133 feet to old stone and iron pin; thence S. 75-15 W. 477 feet to an iron pin on branch; thence following the branch as the line N. 27-00 W. 100 feet to an iron pin; thence S. 85-40 W. 460 feet to an iron pin at joint front corner of Tracts 6 and 7 on the east side of South Carolina Highway No. 101; thence along the east right of way of South Carolina Highway No. 101 on an angle, the chord of which is N. 6-00 E. 314.5 feet to an iron pin at the 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.