

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 16 2 56 PM '72

BOOK 1233 PAGE 371

MORTGAGE OF REAL ESTATE

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

WHEREAS, **Raymond T. Talley**

(hereinafter referred to as 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 **Twenty-Six Hundred and no/100**

Dollars (\$2,600.00) due and payable in thirty-six (36) equal monthly installments of Seventy-Two and no/100 (\$72.00) Dollars per month beginning on June 10, 1972, and on a like date of each month thereafter

with interest thereon from date at the rate of **eight** per centum per annum, to be paid: **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**, known as lots nos. 5 and 6 on plat made by **W. P. Morrow** for **W. A. Hood** and having the following metes and bounds:

Lot No. 5 being described as follows: BEGINNING on a stake and running thence N. 34 1/2 W. 1023 feet to a stake on branch; thence down said branch S. 22 W. 80.52 feet to a bend; thence S. 77 W. 87.12 feet to a bend; thence S. 5 W. 83.16 feet to a stake; thence S. 22 E. 1194.60 feet to a stake; thence N. 63 1/4 E. 300.30 feet to an iron pin; thence N. 50 W. 204.60 feet to a stake; thence N. 39 1/2 E. 213.84 feet to a stake the beginning corner. Containing 7 7/10 acres, more or less. Joined by lands of Gosnell and lots Nos. 4 and 6.

Lot No. 6 described as follows: BEGINNING on a stake and running thence N. 22 W. 1194.60 feet to a stake in the branch; thence down said branch S. 54 1/2 W. 165 feet to a bend; thence S. 24 W. 231 feet to a stake; thence S. 22 E. 1023 feet to a stake; thence N. 63 1/4 E. 330 feet to the beginning corner. Containing 8 acres, more or less. Joined by lots 5 and 7 of said division.

Also property beginning at an iron pin in center of Talley Road running S41-00E 378 feet to an iron pin thence N. 63-15E 456 feet to an iron pin thence N40-32W, 325 feet to an marker in center of Tally Road thence S73 03W, 100 feet to an in road thence S87-00W, 150 feet to bend in road, thence S56-28W, 238 feet to the beginning corner. Containing three and eight -tenth acres.

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.