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GREENVILLE CO. S. C.

BOOK 1233 PAGE 527

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
OLLIE FARNSWORTH  
R. H. C.

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES H. LINDSEY & CLYDE J. MOORE, PARTNERS DOING BUSINESS AS LIN-MORE INVESTMENTS, A PARTNERSHIP (hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(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 Fifteen Thousand Five Hundred and No/100-----

Dollars (\$ 15,500.00 ) due and payable

six (6) months from date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: semi-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 piece, parcel or tract of land situate, lying and being on the Eastern side of the Old Piedmont Highway (old S. C. Hwy. 29) in Greenville County, South Carolina, being shown and designated as Lot No. 8 on a Plat of the Property of E. A. Smythe, et al, made by Dalton & Neves, Engineers, dated November, 1935, and recorded in the RMC Office for Greenville County, S. C., in Plat Book D, page 171, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Old Piedmont Highway at the joint front corner of Tracts 8 and 9 (Tract 9 being now or formerly owned by J. E. Harmon), and running thence with the Eastern side of Old Piedmont Highway, N. 37-29 E., 125 feet to an iron pin at the joint front corners of Tracts 7 and 8; thence with the common line of said tracts, S. 58-36 E., 662 feet to an iron pin on Tract No. 2; thence with the line of said Tract, S. 31-50 W., 124 feet to an iron pin at the joint rear corners of Tracts 8 and 9; thence with the common line of said tracts, N. 58-36 W., 674 feet to an iron pin, the beginning corner.

The Easternmost or rear boundary line of the above described property now fronts on a public street known as Dempsey Street.

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.