

NTC  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.

BOOK 1234 PAGE 519

MORTGAGE OF REAL ESTATE

MAY 25 2 34 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Grady R. Cantrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. C. PEARSON

(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 FIFTY THOUSAND AND NO/100

Dollars (\$ 50,000.00 ) due and payable

\$400.00 per month, commencing June 1, 1972 and continuing at the rate of \$400.00 per month until paid in full with the right to anticipate the whole amount or any part thereof at any time,

no

with interest thereon from date at the rate of --- per centum per annum, to be paid: -----

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, Chick Springs Township, in the City of Greer, being a part of the same property conveyed to L. C. Pearson and J. E. Campbell by 2 deeds, to wit: (1) From Lillian Farley Smith, April 22, 1946, recorded in Vol. 305, at page 329, and (2) From J. E. McCall, April 15, 1946, recorded in Vol. 305, page 330, and having the following courses and distances, to wit:

BEGINNING on an iron pin on the northern edge of Old U. S. Highway #29, joint corner of lot of property now or formerly owned by J. E. Campbell, and runs thence with the dividing line of said two lots, N. 22-51 W. 152.7 feet to an iron pin on the southern edge of right of way of said U. S. Highway #29; thence with southern edge of said right of way, S. 67-30 W. 70.3 feet to an iron pin in southeastern intersection, corner of Super Highway with Smith Road; thence with east edge of Smith Road, S. 1-32 E. 87.5 feet to iron pin on northern edge of right of way of Old U. S. Highway (now Poinsett Street); thence with the northern edge of said right of way, S. 78-00 E. 125 feet to the beginning, and being approximately 2/3rd of Lot No. 51 and about 1/4th of Lot No. 50 of W. H. Brockman Estate, Plat Book H, page 132.

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.