

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1235 PAGE 393

FILED MORTGAGE OF REAL ESTATE

GREENVILLE, S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 31 9 30 AM '72

OLLIE FARNSWORTH

WHEREAS, We, Theodore Allen Bates and Patricia Gary

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marie Bates,

(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

Three Thousand one hundred Dollars (\$3,100.00) due and payable \$25.00 on the 15th day of June, 1972, and a like amount on the 15th day of each and every month thereafter up to and including May 15, 1976 and \$90.00 on the 15th day of June, 1976 and \$90.00 on the 15th day of each and every month until the entire principal sum is paid in full; said installments to be applied first to the payment of interest and the balance to payment of principal

with interest thereon from date at the rate of six (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, in the city of Greenville, being the greater portion of Lot 7, Block D, on plat of Glenn Farms surveyed by H. S. Brockman, October 26, 1943 recorded in the RMC Office for Greenville County in plat book M page 75, said lot having a frontage of 92.4 feet on the northern side of Glenn Road, a depth of 119 feet more or less on the western side, and a depth of 143 feet on the eastern side and a rear width of 80 feet.

This is the same lot of land conveyed to Theodore Allen Bates and Julia M. Bates by J. W. Cannon, Inc. by deed dated April 4, 1958 recorded in deed vol. 595 page 484 less 20 feet on the western side of said lot conveyed to W. W. Wilkins by deeds recorded in deed vol. 672 page 462 and deed vol. 769 page 221.

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.