

STATE OF SOUTH CAROLINA } FILED } BOOK 1236 PAGE 451
GREENVILLE CO. S. C. }
COUNTY OF GREENVILLE } JUN 8 8 55 AM '72 } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, we, Eunice Teeley and Frank N. Teeley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Humble Oil & Refining Company, a Delaware Corporation,

(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 Six Thousand and NO/100

Dollars (\$ 6,000.00) due and payable

as set forth in the installment note executed this date,

with interest thereon from date at the rate of $-6 \frac{3}{4}$ per centum per annum, to be paid: as set forth in said installment note executed this date,

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, containing 12.6 acres, more or less, situated on the Jordan Road near Pleasant Hill Baptist Church, Highland Township, bounded by lands of Virgil Heath, I. F. Mitchell Estate and the Meen Estate, and having the following courses and distances, to-wit:

BEGINNING on a large rock, Meen corner and runs thence N. 67 E. 3.00 chains to road center; thence down said road, S. 44 E. 12.79 chains to a point in road; thence S. 35 E. 2.10 chains to a point in the road and on Mitchell line; thence N. 80 $\frac{1}{2}$ E. 17.37 chains to a stone; thence N. 20 $\frac{1}{2}$ E. 13.40 chains to the beginning corner, subject to rights of way and easements of record.

This being that same property conveyed to Eunice Teeley by deed of M. V. Brown, dated June 3, 1959, and recorded in R.M.C. Office for Greenville County in Deed Book 626 at page 425.

ALSO, as part of the security herein the following items located on property of Mortgagee at 1232 W. Wade Hampton Blvd, Greer, S.C.:

National Cash Register-FR-1064134-CCC; Burroughs Adding Machine-9-H321044; Fox Battery Charger-MO-136; Balkamp Battery Charger-W7672; Coats 10-10 Tire Changer-1010-27283; Black Hawk Jack-CK86044; Walker Jack-JAB3; BalCrank Lube Outfit with 3 reels-no #.

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.