

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1238 PAGE 37

JUN 20 9 34 AM '72

OLIVE J. FARNSWORTH and
R. H. C. JACK DILL, Sr.

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Thirty Thousand and No/100-----

-----Dollars (\$ 30,000.00) due and payable
Five Hundred Dollars (\$500.00) on principal plus interest on the 19th day of each and every month hereafter, commencing July 19, 1972; Balance due Five (5) years from date; Privilege is granted to pre-pay any part or all at any time without penalty.

with interest thereon from _____ date _____ at the rate of Seven (7%) 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, on the south side of the right of way of Eisenhower Avenue and more particularly bounded and measuring as follows:

Beginning at a point on the southern right-of-way of Eisenhower Avenue one hundred and thirty feet (130) from the intersection of the southern right-of-way of Eisenhower Avenue and the western right-of-way of S. C. Highway No. 291, and running thence South 22-17 West one hundred and forty-three feet (143') to a point; thenceforth 67-43 West seventy feet (70') to an iron stake; thence north 22-17 East one hundred thirteen and 3/10 feet (113.3') to an iron stake on the southern right-of-way line of Eisenhower Avenue; thence North 85-31 East along said right-of-way for sixty-one and 15/100 feet (61.5') to an iron stake; thence South 75-08 East for sixteen feet (16') to the point of beginning.

The above is the same property conveyed to the mortgagors by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 860, at Page 109.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.