How 29 3 21 PM 176

STATE OF SOUTH CAROLINA COUNTY OF GARLANTILLS.

DONNIE S. TANKER SLET MORTGAGE OF REAL ESTATE
R.M.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN W. FARUSWORTH AND WARRYN A. J. CAS JORCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto COLDENIET LANK, GRANINTING, S. C.

Dollars (\$ 13,00).00) due and payable

in equally monthly installments of \$228.02 beginning January 15, 1977, and \$228.02 on the 15th day of each and every month thereafter until paid in full.

with interest thereon from 11 29 76

A CONTROLLED BY A CONTROL OF THE STATE OF TH

ហ

つ

at the rate of Rian (9) per centum per annum, to be paid: as set out above

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:

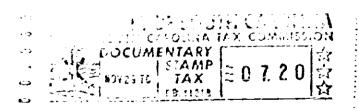
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 southwestern side of Beattie Place in the City of Greenville, being known and designated as the southeastern portion of Lot No. 1, as shown on a plat prepared by C. U. Biddle, Surveyor, dated January 3, 1959, entitled "Property of John D. Pellett, Jr., et al" recorded in the RMC office for Greenville County, S. C., in Plat Book SS at Page 145, and having according to said plat the following metes and bounds:

BEGINING at an iron pin in the center of a 12-inch party wall on the southwestern side of Beattie Place, which iron pin is 149.45 feet, more or less, from the southeastern corner of the intersection of N. Brown Street and Beattie Place, at the corner of property now or formerly of Paul J. Foster, Jr., and running thence with the line of said property, which is also the center line of said party wall, S. 34-07 W. 29.3 feet to an iron pin at the corner of property now or formerly of C. A. Williams; thence with the line of said property, N. 55-22 W. 22 feet to a point in the center of an 3-inch concrete block party wall; thence along the center line of said wall, N. 34-07 E. 29 feet; more or less, to a point on the southwestern side of Beattie Place; thence with the southwestern side of Beattie Place; thence with the southwestern side of Beattie Place; thence with the southwestern side of Beattie Place, S. 58-58 E. 22 feet to the point of beginning.

ALSO: All that piece, parcel or strip to land, approximately 1 foot in width, situate, lying and being on the southwestern side of Beattie Place in the City of Greenville, County of Greenville, State of S. C., between the sidewalk and the property first described hereinabove.

DERIVATION: See Deed Book 1032, Page 976, Glenn 5. Bolt, 3/15 76.



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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-2

0