

MORTGAGE OF REAL ESTATE--Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PLAT 156
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, WILLIAM S. WEATHERS and PATSY A. WEATHERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BLUE RIDGE PRODUCTION CREDIT ASSOCIATION

(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 -----

-----Fifteen Thousand Sixty and 58/100----- Dollars (\$ 15,060.58) due and payable

in 120 monthly installments of \$191.00 per month.

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with interest thereon from date at the rate of nine(9) per centum per annum, to be paid: monthly with payments applied first to interest then to principal.

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, near the Town of Fountain Inn, in the State of South Carolina, containing 6.11 acres, according to a plat of property of Russell (Jack) Boyd, prepared by C. O. Riddle, Surveyor, dated August 23, 1961, and recorded in the RMC Office for Greenville County in Plat Book FFF, Page 88, and having according to said plat the following metes and bounds, to-wit:

Beginning at a nail in the center of Babbtown Road, joint front corner with property formerly of Frank S. Leake, Sr. and running thence with the line of said Leake Tract S. 78-26 E. 734.5 feet to an iron pin; thence along line of H. A. Rodgers S. 80-33 E. 245 feet to a metal fence post; thence along the line of Etta G. Dean S. 53-01 W. 275.5 feet to a 12" concrete pipe; thence N. 67-07 W. 552.4 feet to a point in the center of Babbtown Road; thence with the center of said road N. 22-10 W. 537.4 feet to a nail in said road; thence continuing with the center of said road N. 23 W. 76.56 feet to the point of beginning.

ALSO: All that lot of land in the said State and County adjoining the tract described above, containing 6.11 acres on the southerly side, and containing 1.42 acres, according to a plat of Property of Russell (Jack) Boyd by C. O. Riddle, Surveyor, dated March 21, 1963, and recorded in the RMC Office for Greenville County in Plat Book EE, Page 203, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Babbtown Road, joint corner with the tract described above, and running thence along the line of said tract, N. 67-07 E. 552.4 feet to a 12" concrete pipe; thence S. 89-32 E. 67.4 feet to an iron pin; thence S. 57-12 W. 59.1 feet to an iron pin; thence S. 32-56 W. 188 feet to an iron pin on the line of Etta G. Dean; thence S. 74-31 W. 406.7 feet to a nail in the Center of Babbtown Road; thence with the center of said Road N. 21-04 W. 90 feet to the point of beginning.

LESS, HOWEVER: All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near the Town of Fountain Inn, on the northeastern side of Putman Road (formerly Babbtown Road) and being a portion of Property of Russell (Jack) Boyd of Record in the RMC Office for Greenville County, and being more particularly cont....

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

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