

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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MCKERSLEY  
S.C.

MORTGAGE OF REAL ESTATE

Vol 1473 Page 238

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William H. Farrow,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Phillip H. Davis

(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 Five Thousand and No/100-----

-----Dollars \$5,000.00 due and payable

One year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid: quarterly.

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:

**MY ONE-HALF INTEREST IN AND TO:**

"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, Fairview Township, lying on the East side of Reedy River, containing 30.33 acres, more or less, with the following metes and bounds, to-wit:

BEGINNING in the center of said river, below Spout Springs, and running thence one chain to Cedar stake on bank, W. P. Nesbitt's corner (see "X" on rock near water's edge); thence up hollow N. 52-1/2 E. 4.50 to stone; thence N. 30-3/4 E. 10.75 to center of Fork Shoals and Fountain Inn Road (see stone 27 links from center of road); thence down said road N. 58 W. 7.50 to center of a small bridge across the road, 10 links from iron pin on the South side of road; thence N. 36-3/4 W. 9.10 to center of road, the end of the river bridge; thence one chain to the center of river and thence down the meanderings of said river to the beginning corner, bounded by lands now or formerly owned by W. P. Nesbitt and Katrine Mfg. Co.

This being the identical property as conveyed to mortgagor herein by deed of C. K. Campbell recorded in the R. M. C. Office for Greenville County in Deed Book 489, Page 511, December 2, 1953.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP  
\$ 02.00

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.

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