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MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1046 PAGE 425

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARRS WORTH
A. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. F. THOMAS

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. NIX

(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 Eight Thousand and no/100 ----- Dollars (\$ 8000.00) due and payable

\$1000.00 three months from date and thereafter semi-annual payments of \$500.00 each until the remaining balance is paid in full.

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid payable in addition to each payment as stated.

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 4.90 acres, more or less, and, according to plat made by J. C. Hill, Surveyor, November 14, 1966, recorded in Plat Book NNN, Page 125, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Saluda River and the Old Farris Bridge Road and running thence with the center of said river as the line, 745 feet, more or less; thence with line of other property of the Grantor, N. 26-40 E., 462.5 feet, more or less, to post and iron pin; thence continuing with Grantor's line, N. 57-30 W., 248.6 feet to post and iron pin; thence continuing with said line, N. 57-05 W., 436.4 feet crossing post and iron pin to the center of the Old Farris Bridge Road; thence with the center of said road, S. 19-05 W., 160 feet to bend; thence continuing with the center of said road, S. 41-20 W., 132 feet to the abutment of old bridge on bank of river; thence S. 41-20 W., 90 feet to the center of said river, the point of beginning.

PURCHASE MONEY MORTGAGE.

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.