

MORTGAGE OF REAL ESTATE—Office of **GREENVILLE CO. S. C.** **FILED**
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STATE OF SOUTH CAROLINA

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BOOK 1130 PAGE 537

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, FRANK HASKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CATHERINE D. CARROLL

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND AND NO/100ths-----

Ninety (90) days from date hereof,

Dollars (\$ 3, 000. 00) due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid at maturity.

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, at the intersection of Churchill Circle and Chatham Drive and being shown as all of Lot No. 230 on Plat of Augusta Acres (Property of Marsmen, Inc.) which plat was prepared by Dalton & Neves Engineers in 1946 and is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book S at pages 200-201, reference to said plat being expressly craved for a more detailed description.

Being the identical property conveyed to the mortgagor by deed of C. R. Sweezy, et al, recorded in Deed Book 867 at page 76, said R. M. C. Office.

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.