

MORTGAGE OF REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1158 PAGE 553

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
417  
JUN 24 4 10 PM '70  
OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. M. Paul, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Douglas Wilson & Co.

(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 **Eleven Thousand, Three Hundred** Dollars (\$ 11,300.00 ) due and payable

on demand

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly, beginning six months after date of note

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

All that certain piece, parcel or lot of land known as Lot No. 10 in Bryson Heights, Section 2, approximately 2½ miles northwest of Fountain Inn, Fairview Township, Greenville County as shown on a plat surveyed by L. C. Godsey and J. D. Calmes, Jr. on January 26, 1956, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lots No. 10 and 11 facing on a County Road and running thence S. 39-55 W. 25.8 feet to an iron pin on the County Road; thence S. 31-19 W. 49.2 feet to an iron pin at the corner of Lots No. 9 and 10 on a County Road; thence S. 63-21 E. 432.7 feet to an iron pin at the corner of Lots No. 9 and 10 adjoining the Goldsmith property; thence N. 26-48 E. 75 feet to an iron pin at the corner of Lots No. 10 and 11 adjoining the Goldsmith property; thence N. 63-31 W. 422.9 feet to beginning point. Reference is made to plat recorded in the R.M.C. Office for Greenville County in Plat Book JJ, Page 131.

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 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