

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 10 10 11 AM '70

BOOK 1160 PAGE 291

OLLIE FARNSWORTH R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert J. Garren

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilton O. Byrd

(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 Five Hundred and 00/100 Dollars (\$ 5,500.00) due and payable at the rate of One Hundred (\$100.00) Dollars per month beginning with the month of July 1970 and a like amount each and every month, until paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, on the western side of Furman Hall Road, near the City of Greenville, being shown as Lot Nos. 11 and 12 on a plat of Furman Terrace recorded in Plat Book "I" at Page 59 and being described as follows:

LOT NO. 11

BEGINNING at an iron pin on the Furman Hall Road at the corner of Lot No. 10, and running thence along the line of said Furman Hall Road, N 29-30 E 60 feet to an iron pin at the corner of Lot No. 12; thence along the line of said Lot No. 12, N 60-30 W 200 feet to an iron pin; thence S 29-30 W 10.8 feet to an iron pin; thence N 83-30 W 116.3 feet to an iron pin at the corner of Lots 11, 19 and 20; thence S 14-40 W 4.6 feet to an iron pin at the rear corner of Lot No. 10; thence along the line of that lot, S 60-30 E 306 feet to the BEGINNING corner.

LOT NO. 12

BEGINNING at a stake on the western side of Furman Hall Road at the corner of Lot 11 and running thence with the line of said lot N 60-30 W 200 feet to a stake at corner of Lot 18; thence with the line of said lot N 29-30 E 60 feet to a stake at corner of Lot 13; thence with the line of said lot S 60-30 E 200 feet to stake on Furman Hall Road; thence with the western side of said road S 29-30 W 60 feet to the BEGINNING corner.

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.