

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.

COUNTY OF GREENVILLE } AUG 10 4 50 PM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, TOBIE ALLEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto PET DAIRY EMPLOYEES FEDERAL CREDIT UNION

(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

Twenty-Five Thousand and No/100ths Dollars (\$ 25,000.00 ) due and payable

with interest on unpaid balances at the rate of .0075 per cent per month, payable in monthly installments of \$316.75, each including interest; the first payment to be made on September 7, 1970 and a like amount every month thereafter until the full amount has been paid.

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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, and lying on the north side of U.S. Highway 276 (Laurens Road) about five miles from the Greenville Courthouse, and being more particularly described and shown on a plat dated December 14, 1967, prepared by Webb Surveying, as follows:

BEGINNING at a concrete right-of-way marker on the east side of U.S. Highway 276, located approximately one hundred seventy-five (175') feet southeast of a frontage road on Interstate Highway 85; thence turning and running S. 84-40 E. three hundred fourteen (314') feet to an iron pin; thence running S. 48-04 W. two hundred sixteen and two-tenths (216.2') feet to a point along the right-of-way of U. S. Highway 276; thence turning and running N. 41-23 W. two hundred thirty (230') feet to the point of beginning.

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.