

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 18 3 54 PM '70

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ATTORNEY AT LAW

BOOK 1166 PAGE 669

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Ray Cash

(hereinafter referred to as Mortgagor) is well and truly indebted unto James N. Long, as Trustee

(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 eighteen hundred and no/100-----

-----Dollars (\$1,800.00) due and payable at the rate of \$25.00 per month hereafter until paid in full, with interest at the rate of seven per cent per annum to be computed annually and paid monthly as part of the \$25.00 payments; the first payment to be due September 10, 1970, and the remaining payments to be due on the 10th day of each and every month thereafter until paid in full, with the right to anticipate payment in part or in full at any time, with interest thereon from date at the rate of seven per centum per annum, ~~to be computed~~ annually and paid monthly as part of the \$25.00 payment.

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, ~~his successors and assigns forever:~~ his successors and assigns forever:

"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, being known and designated as Lots Nos. 111, 112, 113 and 114 as shown on plat of subdivision known as Piedmont Estates recorded in the R. M. C. Office for Greenville County in Plat Book "KK" at page 45, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on Ivy Dale Drive (formerly Churchill Avenue) at the joint front corner of Lots Nos. 110 and 111, and running thence with Ivy Dale Drive, N. 66-0 W. 60 feet to iron pin; thence continuing with Ivy Dale Drive, N. 63-56 W. 60 feet to iron pin; thence continuing with Ivy Dale Drive, N. 56-0 W. 60 feet to iron pin; thence continuing with Ivy Dale Drive, N. 48-12 W. 60 feet to iron pin at corner of Lots Nos. 115 and 114; thence with the joint line of said lots, N. 22-40 E. 143.2 feet to iron pin; thence S. 66-0 E. 240 feet to iron pin at the joint rear corner of Lots Nos. 110 and 111; thence with the joint line of said lots, S. 24-0 W. 175 feet to the beginning corner.

This is a purchase money mortgage and the above described real estate is the same conveyed to the mortgagor by the mortgagee by deed to be recorded herewith.

The above described property is subject to right of way for Electric Pole Line as shown on said plat; and also subject to water main as shown on said plat and any right of way therefor.

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.