

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1170 PAGE 53

OCT 20 3 32 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dr. Bernhard Ludvigsen, of Greenville, South Carolina,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas D. West

(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-One Thousand, Three Hundred and No/100-----
Dollars (\$ 21,300.00) due and payable

according to the terms of the real estate note dated October , 1970

with interest thereon from date at the rate of 6 (SIX) per centum per annum, to be paid: /

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, in Glassy Mountain Township, as shown on a survey of land for C. S. West prepared by J. Q. Bruce, Registered Surveyor dated August 1955 and further showing a resurvey by S. D. Atkins dated March 23, 1970 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of South Carolina Highway No. 11 at the corner of a tract of 48 acres, more or less, and running thence along the line of said tract, S. 70-54 W. 1,995 feet to a stake on the bank of a branch; running thence S. 89 W. 712 feet to a point in the line of property now or formerly of Pearlle Howard; running thence along the line of said property, S. 8 W. 781.5 feet to an iron pin witness old stake by an old pine (down); and running thence S. 55 E. 75 feet to an iron pin in an old abandoned road; and running thence S. 59-10 E. 100 feet to an iron pin; thence continuing with said old abandoned road, S. 70 E. 100 feet to an iron pin; thence continuing with said old abandoned road, S. 83-45 E. 100 feet to an iron pin; running thence S. 82-25 E. 156 feet to an iron pin at the corner of property now or formerly of John Williams; running thence along the line of said property, S. 73 E. 1,461.9 feet to an old stone at the corner of property formerly of T. D. Davis now Boone; and running thence along the line of said property, N. 68 E. 1,465 feet to a double oak; and running thence N. 67-30 E. 86 feet to a post oak on the side of Old Glassy Mountain Road; and running thence with a tract containing 12.2 acres surveyed March 23, 1970 by S. D. Atkins, N. 73-30 W. 29 feet; running thence S. 68-30 W. 214 feet; running thence N. 68-12 W. 208 feet; running thence N. 51-15 W. 100 feet; running thence N. 46-30 W. 200 feet; running thence N. 52-30 W. 128 feet; running thence N. 60-30 W. 100 feet; running thence S. 87-22 W. 100 feet; running thence S. 66-45 W. 160 feet; running thence N. 84 W. 150 feet; running thence S. 73-45 W. 135 feet; running thence S. 50-45 W. 200 feet; running thence N. 22-45 W. 506 feet; running thence N. 83-40 E. 550 feet to an iron pin; running thence S. 59-30 E. 159 feet to an iron pin; running thence S. 88-50 E. 300 feet to an iron pin; running thence S. 64-45 E. 215 feet; running thence approximately S. 52-25 E. 55 feet, more or less, to a point; at the corner of a tract containing 4.8 acres, more or less; running thence along the line of said tract in a northeasterly direction to a point in the center of said South Carolina Highway No. 11, which pin is located N. 44-55 W. approximately 148.3 feet from a nail in the center of said highway; and running thence along the center of said highway, N. 44-55 W. 499 feet, more or less, to a nail in the center of said highway; thence continuing with the center of said highway, N. 41-35 W. 398.2 feet to the point of beginning, containing eighty-three (83) acres, more or less.

ALSO: All that piece, parcel or tract of land in Glassy Mountain Township, Greenville County, State of South Carolina, described as follows: BEGINNING on a stake near the branch at Necie E. Lockhart's corner; thence about North with a straight line, Necie E. Lockhart's corner (A Chestnut Stake) (Now a Stone on Pruitt's line); thence about East to a pine tree corner of C. S. West; thence about South to a stone corner of J. J. Hutchison; thence with Hutchison's line to the beginning corner. Bounded by lands of J. J. Hutchison, Mrs. E. J. Shankle, C. S. West and others. Contains Thirty-six (36) acres, more or less.

Together with all and singular rights, members, herditaments, 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.