

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1217 PAGE 231

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE CO. S. C.
DEC 21 10 31 AM '71
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, James E. Edwards and Althea M. Edwards,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards & Hazel D. Edwards
d/b/a Edwards & Edwards

(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

Three Thousand Seven Hundred and Fifty----- Dollars (\$ 3,750.00) due and payable

At the rate of \$76.05 per month, beginning 30 days from date and each
month thereafter for 60 months

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, O'Neal Township, about one half mile w
west from Oneal, lying on the southeast side of the road that leads from the
May's Bridge Road to the Oneal School and on the northern side of a community
road, being bounded on the northwest by the above named road and lands of
W. E. Duncan, on the east by lands of myself and on the southwest by lands
of H. M. Fitts, and being the same lot of land conveyed to me by deed from
W. E. Duncan, September 12th, 1944, recorded in the office of the R.M.C.
for Greenville County in Deed Book 267 at page 280, and having the following
courses and distances, to wit:

BEGINNING on an iron pin in the center of the above named road, joint corner
of lands of W. E. Cuncan and of H. M. Fitts and I. E. Duncan and on the
original line of lands of myself, and runs thence with my original line
S. 0-15 E. 234 feet to an iron pin on the said original Roe Line and being
in the said community road; thence with the community road N. 62-10 W. 168
feet to an iron pin in the road that leads to the Oneal School; thence
with this road N. 43-15 E. 215 feet to the beginning corner, containing
Four Tenths (0.4) of one acre, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.