

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 22 3 20 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1217 PAGE 341

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, POLLY HOOD DUNN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED M. THOMPSON

(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 TEN THOUSAND AND NO/100

Dollars (\$ 10,000.00) due and payable

sixty (60) days from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: quarterly

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, Saluda Township, on the North Saluda River, known as part of the Hightower land and bounded by lands of Goodwin, Cox, Trammell and containing 118 acres, more or less. Said tract of land, according to a more recent survey of the property of Wallace Hawkins made by J. C. Hill, Engr., dated July 6, 1964, and recorded in the RMC Office for Greenville County in Plat Book "HHH", at page 53, contains 146.3 acres, more or less.

ALSO: ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, in Saluda Township, containing 17 acres, more or less, and being a portion of the property conveyed to Bruce R. Holt and Annie Mae Holt in Deed Book 272, at page 254, and being shown on the County Block Book at Sheet 522.2-1-10.1. Said property being bounded by lands of Whitmire, Hood, Nease, Scivedge and a branch and fronting on Old Highway No. 11 and New Highway No. 11.

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.