

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

WHEREAS, I, John C. Ligon, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances B. Garrison
(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 Four Thousand (\$4,000.00) and No/100 Dollars
Dollars (\$4,000.00) due and payable
One Thousand (\$1,000.00) and No/100 Dollars each year until paid in full, payments to
begin September 1st. 1972

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

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, Grove Township, and being a portion of Tract
No. 1 of the Estate of Mary E. Blakely, according to plat made by W. J. Riddle, Surveyor,
November 9, 1938, recorded in Plat Book O. page 47, R. M. C. Office County and State afore-
said, the same containing 2.92 acres according to a compilation made by Carolina Surveying
Company, January 11, 1972, the said compilation being recorded in Plat Book 4-M, page
101, R. M. C. Office for Greenville County, South Carolina, the said property herein
conveyed having the following metes and bounds:

Beginning at a point in the center of Carr Road (formerly New Road), and running
thence along the center of said road N. 23-0 W. 219.12 feet to a point in the center
of said Carr Road; thence N. 75-36 E. 421.74 feet to an iron pin joint corner of lands
of Frances B. Garrison and Ralph W. Blakely; thence S. 6-37 E. 309.3 feet to a stone joint
corner of Ralph W. Blakely land; thence S. 25-30 W. 159.72 feet to a stone joint corner
of Waldrep land; thence along the line of Waldrep land N. 63-39 W. 324.06 feet to the
point of beginning in the center of said Carr Road.

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.