

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1221 PAGE 253

MORTGAGE OF REAL ESTATE

FILED
FEB 3 2 25 PM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, EARL J. RATHBURN, AND JANICE C. RATHBURN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHRISTINE H. MEYERS

(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

SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$ 7,500.00) due and payable

over a period of ten (10) years in monthly payments of Ninety-One and No/100 (\$91.00) Dollars, first payment due March 1, 1972

with interest thereon from date at the rate of Eight 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 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, about 21 miles north of Greenville County Court House and being shown as Tract #2 of a plat prepared by H. T. Corn, Surveyor, dated September 27, 1951, and recorded in Plat Book T, at page 365 and having the following metes and bounds, to-wit:

BEGINNING at a point in Terry Creek Road at the joint corner of Tract #1 and Tract #2 and running N. 33-30 W. 475 feet, more or less, along said Road to a point at the joint corner of Tract #2 and Tract #3; thence running N. 56 E. 387 feet to a point at the joint corner of Tract #'s 2, 3 and 8; thence S. 21 E. 60 feet to a point; thence S. 74-45 E. 400 feet to Panther Creek; thence along said Creek S. 61 E. 64 feet to a point; thence S. 14 W. 137 feet to a point the joint corner of Tract #1 and Tract #2; thence S. 59 W. 640 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Christine H. Meyers to be recorded of even date herewith.

Obligors to be granted sixty (60) day grace period in which to make payments.

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.