

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
JAN 26 10 44 AM '81
GONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Helen V. Guest,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Catherine T. Farrar

(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

Thirteen Thousand Five Hundred and no/100----- Dollars (\$13,500.00---) due and payable beginning March 1, 1981

with interest thereon from this date at the rate of 7% per centum per annum, to be paid in monthly installments of \$203.75. In the event of the death of the Mortgagee before Mortgage has been satisfied in full, mortgage shall be deemed Paid in Full.

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, Bates Township, about one-half mile southeast of Marietta, adjoining the property of Eaton, Bates and Morrison on the North, Foster and Sides on the West, Alvin Guest on the Southwest, Foster on the South and Helen Batson on the East, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on corner of Batson and Eaton property and running due west 951 feet to a stone; thence N. 24 1/2 W. 446 Feet to a stone; thence S. 65 3/4 W. 346 feet to a stone; thence S. 18 E. 516 feet to an iron pin; thence S. 54 1/2 E. 448 feet to an iron pin; thence N. 79 1/4 E. 1031 feet to an iron pin; thence N. 15 1/2 W. 304.3 feet to the beginning corner, and containing 15.09 acres, more or less;

EXCLUDED from this conveyance are lots 1,2,3,4,5,6,7,8, and 9 on a plat of Property of Robert E. Farrar and Catherine T. Farrar dated July 30, 1958 and being of record in the R.M.C. Office for Greenville County. Said lots were cut off of the 15.09 acre tract described above.

Upon sale or transfer of premises by Mortgagor the entire balance remaining due to Mortgagee shall become due and payable upon demand of Mortgagee.

Also: All that piece, parcel or lot of land lying and being situate in Bates Township, Greenville County, State of South Carolina, containing 2.81 acres, more or less, according to plat of T.C. Adams, dated February, 1955, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Jaw Bone Hill Road, which iron pin is situate 522.9 feet West of the intersection of Jaw Bone Hill Road and the Geer Highway, and running thence along the line of other property of Robert E. Farrar, N. 2-0 W. 372.8 feet to an iron pin in the line of Farrar, thence with the line of Farrar, S.78-02 W. 653.6 to an iron pin on the Northeastern side of Jaw Bone Hill Road, thence with said road, S. 68-18 E. 117.1 feet to an iron pin on the Northeastern side of said Road, thence continuing S. 70-11 E. along said Road, 554.5 feet to an iron pin; thence S. 78-59 E. 25.5 feet to the point of Beginning.

This is the identical tract conveyed to Mortgagee by deed recorded in Deed Book 823, Page 374. Robert E. Farrar Rec. July 13, 1967.

This conveyance is also known as Lot #14 on Plat recorded in the R.M.C. Office in Plat Book 513.3-2-14.

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

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