

State of South Carolina

1532 0921

Mortgage of Real Estate

County of GREENVILLE

FILED  
GREENVILLE CO. S. C.  
FEB 19 1 50 PM '81  
DANNIE S. TANNERSLEY  
R.M.C.  
day of

THIS MORTGAGE made this \_\_\_\_\_ day of \_\_\_\_\_ 19 81

by JAMES O. FARNSWORTH

(hereinafter referred to as "Mortgagor") and given to RUTH A. NICHOLSON

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 3714,  
Greenville, South Carolina, 29608

WITNESSETH

THAT WHEREAS James O. Farnsworth  
is indebted to Mortgagee in the maximum principal sum of Fifteen Thousand and No/100  
Dollars (\$ 15,000.00) which indebtedness is  
evidenced by the Note of James O. Farnsworth of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is February 1, 1982 ~~XXXXXXXXXXXX~~ the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the  
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications  
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with  
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (1) all future advances and readvances that may  
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all  
renewals and extensions thereof, and (2) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether  
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed  
\$ 15,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee  
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,  
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or lot of land, together with buildings and  
improvements situate, lying and being at the Southeastern corner of the  
intersection of Pettigru Street and Williams Street, in the City of  
Greenville, County of Greenville, State of South Carolina, being shown  
and designated as Lot No. One on a plat of the Property of Thomas F.  
Parker, prepared by R. E. Dalton, dated February, 1916, recorded in the  
RMC Office for Greenville County, South Carolina, in Plat Book E, Pages  
114 and 115, and having, according to said plat, the following metes  
and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection  
of Pettigru Street and Williams Street, and running thence with the  
Southern side of Pettigru Street, N. 64-56 E., 63 feet to an iron pin  
at the joint front corner of Lots Nos. 1 and 2; thence with the line of  
Lot No. 2, S. 20-35 E., 138.4 feet to an iron pin on the Northern side  
of a 10-foot alley; thence with the Northern side of said 10-foot alley,  
N. 64-56 W., 77 feet to an iron pin on the Eastern side of Williams  
Street; thence with the Eastern side of Williams Street, N. 14-54 W.,  
140 feet to the point of beginning.

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This is the same property conveyed to the Mortgagor herein by deed of  
Ruth A. Nicholson recorded in the Greenville County RMC Office in Deed  
Book 158 at Page 187 on the 1st day of August, 1972.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident  
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto  
(all of the same being deemed part of the Property and included in any reference thereto).

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