

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE NOV 3 4 1963

MORTGAGE OF REAL ESTATE

BOOK 1924 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Earl J. Rooker, of Greenville County, State Of South Carolina,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. M. & Elizabeth R. Phillips,

(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 **Three Thousand Four Hundred Fifteen and No/100**  
Dollars (\$ 3,415.00 ) due and payable

with interest thereon from date at the rate of 4 % per centum per annum, to be paid: at the rate of thirty-five  
and no/100 dollars per month each and every month

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, near the City Of Greenville on the Southern side of Durham Street, known and designated as Lot No. 16 on a plat of resubdivision of Central Realty Corporation Property made by Pickell & Pickell, June 20, 1946, recorded in the R. M. C. Office For Greenville County in Plat Book "B", Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southern side of Durham Street which is the joint corner of Lots Nos. 15 and 16, and running thence with said Durham Street, N. 69-30 E., 60 feet to a stake at the joint corner of Lots Nos. 16 and 17; thence along the joint line of Lots Nos. 16 and 17, S. 22-00 E., 150 feet to a stake at the joint rear corner of Lots Nos. 16 and 17; thence S. 69-30 W. 60 feet to a stake at the joint rear corner of Lots Nos. 16 and 15; thence along the joint line of said Lots Nos. 16 and 15, N. 22-00 W., 150 feet to the point of beginning, stake at the joint corner of Lots Nos. 15 and 16 on the said Durham Street.

This being that piece, parcel or lot of land conveyed to DeWitt Lesley by Central Realty Corporation and recorded in Book Of Deeds, Volume 303, at Page 253, Register Of Mesne Conveyance for Greenville County, S. C.

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.