

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1053 PAGE 277

MAR 29 2 57 PM 1967 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE PARKSWORTH  
R.M.C.

WHEREAS, I, Franklin D. Harris,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Guy Harris,

(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 Six Thousand and No/100-----

----- Dollars (\$ 6,000.00 ) due and payable

on demand

with interest thereon from date at the rate of none per centum per annum, to be paid:

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, containing one and one-fourth ( $1\frac{1}{4}$ ) acres, more or less, and lying between the Piedmont and Northern Railroad on one side and the Greenville and Anderson Highway No. 20 (formerly No. 29), and bounded on the North by lands of H. D. Smith and on the East by lands of T. C. Bennett or the said railroad, on the South by lands of J. T. Bennett and on the West by the said Highway No. 20 (formerly No. 29), and being a part of the estate of T. B. Bennett Old Home Place, being just North of the Saluda River, and according to plat of W. M. Nash, Surveyor, dated May 15, 1942, being more fully described as follows: BEGINNING at point in center of the highway, the northwest corner of the tract, running thence with the center of the highway as follows: South  $32\frac{1}{2}$  West 50 feet; South  $34\frac{1}{4}$  West 57 feet; thence leaving the highway and running South  $44\frac{1}{4}$  East 350 feet to power post, first post North of River and West of railroad; thence East 11.5 feet to center track of railroad; thence with the center track as follows: North  $2\frac{1}{2}$  West 80 feet; North 1 East 94 feet; North  $5\frac{1}{2}$  East 89 feet; North 9 East 21 feet; thence leaving the railroad and running North  $75\frac{3}{4}$  West 218 feet to the Beginning corner.

ALSO: 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, containing one and three-fourths ( $1\frac{3}{4}$ ) acres, more or less, on Highway No. 20 (formerly 29) and near Saluda River and on Piedmont and Northern Railroad, and according to plat of W. M. Nash, Surveyor, dated February 24, 1945, being more fully described as follows: BEGINNING at point in center of the highway, the northernmost corner of the tract, running thence with the center of the highway as follows: South  $39\frac{1}{2}$  West 100 feet; South  $44\frac{3}{4}$  West 107.5 feet; thence leaving the highway and running South 39 East 271 feet to iron pin; thence North 74 East 245 feet to center of the railroad; thence with the center of the railroad North  $2\frac{1}{2}$  West 50 feet; thence leaving the railroad, running West 11.5 feet to power post; thence North  $44\frac{1}{4}$  West 350 feet to the Beginning corner; bounded on the North by lands of J. P. Adams; on the East by P & N Railroad; on the South by lands of Emma Page; on the West by said Highway No. 20 (formerly 29).

This being the same land conveyed to the Mortgagor by deed of John T. Beachman dated June 16, 1965 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 776 at page 9.

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.