

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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

MORTGAGE OF REAL ESTATE

JUN 22 4 35 PM 1967 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, F. Gordon Henderson

OLLIE FARNSWORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Company of Greenville, Inc.

(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 Twenty-Nine Thousand Eight Hundred Thirty-Seven and 83/100 Dollars (\$ 29,837.83) due and payable

in quarterly installments of \$1,000.00 each beginning three months from date and continuing on the same day of each third month thereafter until paid in full. The borrower reserves the right to prepay this note at any time prior to maturity without penalty

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: quarterly

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, on the western side of a county road leading from Woodruff Road, being a portion of Tract No. 4 as shown on plat of property of J. W. Norwood, made by W. J. Riddle on March 6, 1936, recorded in the R. M. C. Office for Greenville County in Plat Book I at Page 54, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of a county road approximately one-half mile south from Woodruff Road at corner of two acre tract, and running thence with the west side of said county road, S. 19-00 E. 1902 feet to a stake at corner of property now or formerly owned by W. C. Beacham; thence with the line of said property, S. 62-45 W. 780 feet to stake; thence N. 25-18 W. 818 feet to stake; thence N. 16-55 W. 1128 feet to stake, corner of Tract No. 3; thence with the line of said tract, N. 44-00 E. 366 feet to stake; thence N. 82-39 E. 495.4 feet to the beginning corner.

This mortgage is junior in lien to that certain mortgage given by Clifford S. Maclin to The Independent Life and Accident Insurance Company, dated April 6, 1959, recorded in the R. M. C. Office for Greenville County in Mortgage Book 781 at Page 350.

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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 28 PAGE 216SATISFIED AND CANCELLED OF RECORD
28 DAY OF Jan. 19 75
Donnie B. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK 2 P. M. NO. 17702