

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
JAMES P. MCGUNNEY, JR.
GREENVILLE
ATTORNEY-AT-LAW

BOOK 1079 PAGE 145

DEC 13 4 33 PM 1967
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, R. J. Poole

(hereinafter referred to as Mortgagor) is well and truly indebted unto Annie Schade Turner

(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 and no/100-----

Dollars (\$ 3,000.00) due and payable
at the rate of \$45.83 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal, the first payment to be due January 7, 1968, and the remaining payments to be due on the 7th day of each and every month thereafter until paid in full, with the right to anticipate payment in full at any time,

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly:

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, ~~her heirs and assigns forever~~ her heirs and assigns forever:

"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, and in Greenville Township, on the east side of Easley Bridge Road, and being known as Lot No. 10 according to plat by W. A. Hudson, dated June 20, 1905, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Easley Bridge Road, corner of Lot No. 9; thence S. 32-3/4 W. 70 feet to an iron pin; thence S. 40-1/2 E. 190 feet to iron pin; thence N. 32-3/4 E. 70 feet to an iron pin; thence N. 40-1/2 W. 190 feet to the beginning.

This conveyance is subject to Right-of-Way ~~is~~ heretofore conveyed by H. E. and Effie S. Childress to the South Carolina Highway Department.

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.