

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1091 PAGE 15

MORTGAGE OF REAL ESTATE

APR 26 4 29 PM 1938 FROM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Gracie Fitts,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elmer P. Edwards,

(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

Two Thousand and no/100 Dollars (\$2,000.00) due and payable at a rate of Forty Dollars, (\$40.00) per month, beginning Thirty (30) days from date for Fifty (50) months with the entire balance of principal and interest becoming due and payable in full in the Fifty-first (51st) month.

with interest thereon from date at the rate of 7% per-centum per annum, to be paid: annually

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 Pleasant Hill Church, in Highland Township, and designated as tract No. 5 on a plat of the lands of the Estate of J. W. Moon, deceased, prepared by H. S. Brockman, Surveyor, March 10, 1938, and having the following metes and bounds:

BEGINNING at a stake at the intersection of a branch and the Weldon Black land line and running thence S. 57-20 E. 789 feet to a stake; thence S. 33-05 W. 938 feet to a stone; thence S. 55-45 E. 300 feet to iron pin on the Dill Mill Road; thence with said Road N. 70-40 E. 400 feet to point in said Road; thence N. 79 E. 156.5 feet to iron pin; thence N. 15-30 W. 840 feet to a stake; thence N. 32-30 W. 650 feet to a stake at the intersection of branch and old field road; thence with the branch S. 53, W. 150 feet to a stake then continuing with branch S. 77-30 W. 225 feet to the beginning corner, LESS one (1) acre more or less deeded by E. P. Fitts to Janie Pittman by deed dated July 30, 1947, recorded in Deed Book 323, at page 61, R.M.C. Office for Greenville County, containing Eleven and ten one-hundredths (11.10) acres.

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.

FOR SAID DEED TO THIS MORTGAGE SEE
SATISFACTION BOOK 1091 PAGE 15

SATISFIED AND CANCELLED OF RECORD

DATE OF
Approved: *Janie Pittman*
R. M. C. OFFICE GREENVILLE COUNTY S. C.
ATTORNEY AT LAW