

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1200 PAGE 183

JUL 27 2 12 PM '71 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, MARY JOSEPHINE TRIPP,

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. J. WILLIMON

(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 One Thousand, Four Hundred and no/100 Dollars (\$ 1, 400.00 ) due and payable sixty (60) days from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: at maturity.

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:

~~Which said premises are to be held with the same covenants, conditions, and restrictions as are contained in the original deed and the same shall be subject to the same covenants, conditions and restrictions as are contained in the original deed.~~

ALL that piece, parcel or lot of land lying and being situate on the westerly side of Sulphur Springs Drive, in Paris Mountain Township, Greenville County, South Carolina, being known and designated as Lot No. 51 of subdivision of the property of I. H. Philpot, Trustee, known as Riverdale Acres according to plat thereof prepared by C. C. Jones and Associates, Engineers, dated July, 1955 as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book GG at Page 127 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at joint front corner of Lots 51 and 52 and on the westerly side of Sulphur Springs Drive and running thence along the said Drive N. 25-26 W. 40.5 feet to an iron pin; thence further along said Drive N. 32-09 W. 173.6 feet to an iron pin; thence further along said Drive on an angle, the chord of which is N. 55-41 W. 71.7 feet to an iron pin; thence S. 0-07 W. 206.9 feet to an iron pin at joint rear corner of Lots 51 and 52; thence along the joint line of the said lots S. 84-17 E. 171.2 feet to an iron pin on the westerly side of Sulphur Springs Drive, the point of beginning.

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.