

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
SEP 13 1961 A.M.

BOOK 868 PAGE 437



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Carl Rollins

Mrs. Ollie Farnsworth
R. M. G.

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.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 hundred eighty-five and 67/100 - - - - - Dollars (\$ 285.67) due and payable

at the rate of \$25.00 per month until principal and interest are paid in full-

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

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, School District of Ansel, Chick Springs Township, and lying on the southwest side of the Ansel School Road, and BEGINNING at iron pin on the southwestern side of said road, cornering with the Pollard Lands, and separated therefrom by the old line road, and runs thence with old line road S. 89-54 W. one thousand fifty-seven (1,057) feet and crossing branch to iron pin on the Kimbrell line, thence with that line S. 20-23 E. two hundred twenty-three (223) feet to an iron pin on other lands of Eva Rollins, thence N. 89-54 E. one thousand ninety-four (1,094) feet to the said Ansel School Road; thence therewith N. 30- W two hundred thirty-four (234) feet to the point of beginning, and containing five and five hundredths (5.05) acres.

This is the second mortgage on said property, the first mortgage being held by B.P. Edwards, also.

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.

Handwritten:
Paid and Satisfied
B. P. Edwards

Handwritten:
with:
J. A. Thompson
W. E. Burnett

Handwritten:
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131
13578