

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Floyd Hampton Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mrs. Nannie C. Pinson

(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 five thousand dollars (\$5,000.00)

Dollars (\$ 5,000.00) due and payable

at the rate of \$55.52 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 November 24, 1961, and the remaining payments to be due on the 24th day of each and every month thereafter until paid in full,

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, 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, and in Austin Township, being located on the Northeast side of Laurens Road (also known as U. S. Highway No. 276, about five miles south of the City of Greenville, containing 2 acres, and having according to survey made by J. Mac Richardson, Surveyor, April, 1949, the following metes and bounds:

BEGINNING at an iron pin on the Northeast side of Laurens Road, said pin being 200 feet in a southeasterly direction from the point where the northeast side of Laurens Road intersects with the southeast side of a 30 foot unnamed road, also corner of H. O. Billard, and running thence with the Dillard Line, N. 38-0 E. 435.6 feet to iron pin at rear corner of Dillard lot; thence S. 46-37 E. 200 feet to iron pin at corner of Lot now or formerly belonging to Elijah Starr; thence along said Starr line, S. 38-0 W. 435.6 feet to iron pin on the northeast edge of the Laurens Road N. 46-37 W. 200 feet to the beginning corner.

LESS HOWEVER all that parcel of land conveyed by the mortgagor herein to William J. Richardson and Mary E. Richardson by deed recorded in the R. M. C. Office for Greenville County in Deed Book 533 at page 503, and dated September 1, 1955.

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 whatsoever lawfully claiming the same or any part thereof.

Paid in full Oct. 8, 1965.

Nannie C. Pinson

Witness: J. B. Pinson

Staten Men Cell Jr.

12 October 1965
Ollie Farnsworth

3:44 P.M. 11362