

STATE OF SOUTH CAROLINA

NOV 7 12 00 PM 1962

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

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

WHEREAS, I, E. M. West,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C., its Successors and Assigns forever:

(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

Thirty Thousand and No/100----- Dollars (\$ 30,000.00) due and payable

six (6) months after date,

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

All that piece, parcel or lot of land in the City of Greenville, Greenville County, State of South Carolina, being known and designated as the major portion of Lot No. 31 and a strip of Lot No. 32 of a subdivision known as Stone Lake Heights, Section 1, according to a plat thereof prepared by Piedmont Engineering Service dated June 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book "BB", at Page 133, and being described according to a recent survey by Piedmont Engineering Service dated January 1957, as follows:

BEGINNING at an iron pin on the eastern edge of Lakecrest Drive, which iron pin is 10 feet in a northerly direction from the joint front corner of Lots Nos. 30 and 31 and running thence N. 88-50 E. 328 feet, more or less, to a point on the edge of Stone Lake; thence along the edge of Stone Lake, the traverse line being N. 13-28 W. 99.1 feet, more or less, to a point on the edge of Stone Lake at the joint rear corner of Lots Nos. 31 and 32; thence continuing along the edge of Stone Lake, the traverse line being N. 2-29 E. 14 feet, more or less, to a point on the edge of Stone Lake; thence N. 88-25 W. 300 feet, more or less, to an iron pin on the eastern edge of Lakecrest Drive, which iron pin is 14 feet North of the joint front corner of Lots Nos. 31 and 32; thence along the eastern edge of Lakecrest Drive, S. 1-35 W. 124 feet to the beginning corner. TOGETHER WITH all rights and privileges in and to the bed and waters of Stone Lake as are accorded by law to a riparian owner, including, without being limited, the right and privilege as appurtenant to said lot, to go upon and use the waters of said lake for the purpose of engaging in normal aquatic sports, such as boating, fishing and swimming, and the further right to construct and maintain a dock or landing which does not extend farther than 15 feet from the waters' edge and is so located as not to interfere with the reasonable use of Stone Lake by any riparian owner.

The above described property is the same conveyed to me by James D. and Martha G. Shives by deed dated August 24, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Book 680, Page 443.

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.

PAID AND FINISHED IN FULL THIS
THE 3rd DAY OF NOVEMBER 1962
THE PEOPLES NATIONAL BANK
GREENVILLE, S. C.
E. M. West
Mortgagor
Ollie Farnsworth
Mortgagee