

MAY 17 12 30 PM 1963

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lake E. Ellis and Lula D. Ellis, jointly and severally,
are
(hereinafter referred to as Mortgagor)/is well and truly indebted unto L. R. Duncan

(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

Twenty Thousand, ----- Dollars (\$ 20,000.00) due and payable
in equal successive annual instalments of Two Thousand (\$2,000.00) Dollars each, first instalment due and payable six (6) years after date hereof, and an instalment on the same day of each year thereafter until ten (10) instalments of Two Thousand (\$2,000.00) Dollars each, for a total of Twenty Thousand (\$20,000.00) Dollars has been paid in full, with the privilege of anticipating payments or any part thereof at any time or times prior to maturity,
with interest thereon from date at the rate of six 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, commencing at a fence post of the southeast side of the Anderson Road, and running thence with the curve of said road (chord being S. 37-15 W. 631.6 feet to an iron pin, corner of Scott property; thence with line of Scott property S. 30-40 E. 800 feet to an iron pin, corner of Shirley property; thence N. 59-45 E. 200 feet to a point; thence S. 31-30 E. 275.2 feet to an iron pin; thence N. 62 E. 551.7 feet to a point; thence N. 37-50 W. 1240.5 feet to the beginning corner, and containing 15.67 acres, more or less, and being the same property conveyed to us by deed from May Theodore and others, to be recorded herewith. The foregoing description was taken from a plat made by J. C. Hill, and dated April 27, 1963.

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.