

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, William
O. Cole and Nellie T. Cole of Greenville County

JAN 28 9 52 AM 1964

WHEREAS, We, William O. Cole and Nellie T. Cole

OLLIE FAIRNSWORTH
R.M.C.

(hereinafter referred to as Mortgager) is well and truly indebted unto W. A. Hopkins

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two thousand and no/100- - - - - Dollars (\$ 2,000.00) due and payable
on demand after date

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

WHEREAS, the Mortgager may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgager's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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, in Grove Township, containing Fifty One and forty hundredths (51.40) acres, more or less, being bounded on North by Lands of W. H. Campbell, East by W. E. Campbell, South by road and Tract No. Two (2), and on West by lands of T. P. Chandler and C. Watson, being more fully described according to plat of J. Coke Smith & Son, Surveyors, dated January, 1952, as follows, to wit: BEGINNING at stone, the North west corner, running thence South 84-00 East 23.34 chains to stone; thence South 33-30 East 5.70 chains to point on North bank of road; thence South 40-00 West 12.54 chains to iron pin on South bank of road; thence South 85-30 West 4.23 chains to bend; thence South 48-00 West 7.01 chains to bend; thence South 86-25 West 5.51 to bend; thence South 84-00 West 11.40 chains to point in center of road; thence North 18-30 East 24.90 chains to beginning corner.

This is the same land conveyed to William C. and Nellie T. Cole by Mamie T. Clark by deed dated Feb. 13, 1952, recorded in Deed Book 501, Page 541. It is also a portion of the 100 acre tract of land conveyed to Mamie T. Clark by two deeds, one of these is from J. H. Tollett, is dated November 26, 1908, is recorded in Deed Book 115, Page 106 and the other is from Lizzie Campbell and Fannie Campbell is dated Feb. 7, 1921, is recorded in Deed Book 65, Page 135. The Mamie Tollett mentioned in these two deeds later intermarried with one Clark.

This being that same piece of land conveyed to William C. Cole and Nellie T. Cole by Mamie T. Clark in her deed dated Feb. 13, 1952 and recorded in Book 501 of Deeds, page 541 in the Clerk of Court's office for Greenville County. Also this being that same piece of land conveyed to William C. Cole and Nellie T. Cole by Nancy Lafayette Quick by her deed dated July 31, 1954 and recorded in the Clerk of Court's office for Greenville County in Book 506 at page 323.

AND ALSO: All that certain lot of land, with improvements thereon, lying and being in Grove Township, Greenville County, State of South Carolina: BEGINNING at a iron pin on the north side of a public road which follows William C. Cole's southern property line, said stakes reads in William C. Cole's old deed recorded in Deed Book 501, page 541, South 40 degrees West 12.54 chains to said iron pin on the South Bank of road to the beginning point of the lot herein conveyed; thence with William C. Cole's old line South 85-30 degrees West 100 feet to a new corner in old line; thence a new line on William C. Cole's land 195 feet in a Northwesterly direction to a new corner; thence a new line 210 feet in a Northeasterly direction to a new corner; thence a new line 210 feet in a Southeasterly direction to a new corner in old line; thence with old line South 40 degrees West 110 feet to the beginning and bounded on the Northeast, Northwest and Southwest by other lands of William C. Cole; bounded on the South and Southeast by a public hard surfaced road and being that same piece of land conveyed to William C. Cole by Modern Homes Construction Company and dated October 30, 1963 and not recorded.

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 Mortgager 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, then and against the Mortgager and all persons whomsoever lawfully claiming the same or any part thereof.

Vertical text on the right margin: Ollie Fairnsworth R.M.C. 5/18/64