

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 5 3 31 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 951 PAGE 7

OLLIE F. BARNWORTH
S. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Thomas Humphries Lollis and Ruth Duncan Lollis,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank

(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 Three Thousand Fifty - - - - - Dollars (\$ 3,050.00) due and payable

one year from date

with interest thereon from date at the rate of 6 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, near Fork Shoals, shown and designated as Lot No. 35 on plat by Riegel Textile Corporation, Engineering Department, Ware Shoals, South Carolina, Drawing No. W-360-B, dated March 14, 1964, and described according to said plat as follows: Beginning at an iron pipe at the northwestern corner of the intersection of S. C. Hwy. No. 418 and Circle Street, and running thence with the line of said S. C. Hwy. No. 418 S 69° - 40' W. One Hundred Four (104') feet to a point, said point being the mutual front corner of Lot No. 35 and Fire House Lot; thence with the line of said Fire House Lot N. 27° - 33' W. Ninety-Eight and 06/10 (98.6') feet to a point on the line of Lot No. 36; thence with the line of Lot No. 36 N. 69° - 07' E. One Hundred Forty and 002/10 (140.2') feet to a point on Circle Street; thence with the line of said Circle Street S. 6° - 53' E. One Hundred Two (102') feet to the point of beginning. For a more full and particular description reference is hereby specifically made to the aforesaid plat which is duly recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at Page 193.

This being the same property conveyed to the Mortgagors herein by deed of Riegel Textile Corporation on the 7th day of April 1964, of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 747 at Page 326. Reference also being made to said deed.

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.