

GREENVILLE 00:6. 0.

STATE OF SOUTH CAROLINA

SEP 21 11 41 AM 1966

MORTGAGE OF REAL ESTATE

BOOK 1841 PAGE 107

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, J. P. Goodman and H. R. Dempsey

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National 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 Three Hundred Eighty-Seven and 96/100 Dollars (\$3,387.96---) due and payable
In thirty-six (36) equal monthly installments of \$94.38 commencing with
the payment of \$94.11 the 20th day of October, 1966, and the payment
of \$94.61 the 20th day of each month thereafter until paid in full

after maturity

with interest thereon ~~computed~~ at the rate of seven (7%) per centum per annum, to be paid: after maturity.

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, in Gantt Township, about 4 miles from Greenville County Court House on Old Anderson Road having the following metes and bounds:

BEGINNING at W. R. Smith's corner on said road and thence with W. R. Smith line N. 28-20 W. 400 feet more or less to R. D. Cochran line; thence with Cochran 580 feet more or less to branch, thence down said branch as a line 160 feet more or less to the Massey and Mann corner; thence with Mann line S. 38-03 E. 287.7 feet to Goodwin and Dempsey line; thence with Goodwin and Dempsey line N. 63-44 W. 233.6 feet to Bryant rear corner; thence with Bryant line N. 74 E. 84 feet; thence with Bryant's line S. 28-30 E. 276 feet to Old Anderson Road; thence with said lot N. 79-18 E. 90 feet to the Beginning corner.

ALSO, All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about 4 miles from Greenville County Court House and being part of the tract of land conveyed to me by Riley J. Rowley by deed dated November 26, 1946, said land herein conveyed has the following metes and bounds:

BEGINNING at an iron pin in the center of the old unpaved Anderson Road, which lot is to be 40 feet in width; thence N. 27-30 W. 498 feet to a pin; thence S. 60 W. 335 feet to a pin; thence S. 12 W. 595 feet to a pin; thence N. 51 E. 471 feet to a pin; thence S. 43-30 E. 136 feet to a pin in said Old Anderson Road, thence with said Old Anderson Road N. 71 E. 191.5 feet to the Beginning.

LESS HOWEVER a lot of land fronting 90 feet on Old Anderson Road which has been sold to Ray Hamby see Deed Book 569, page 73.

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.