

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE }

SEP 28 4 49 PM 1967

BOOK 1070 PAGE 497

MORTGAGE OF REAL ESTATE

OLLIE FARRISWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Vernell Thompson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wilton Ware, Kitty Ware Rivers, and S. Q. Ware

(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

Seven Hundred Dollars (\$ 700.00) due and payable at Twenty Five Dollars (\$25.00) per month, commencing November 5, 1967, and each consecutive month thereafter at Six Percent (6%), with payments to be applied first to Interest and then to Principal, with the privilege of acceleration.

with interest thereon from date at the rate of Six per centum per annum, to be paid: Monthly

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, as shown on a plat of the property of the Jeff Ware Estate, dated August 8, 1967 by Jones Engineering Service, Greenville, South Carolina, the said plat being of record in Plat Book YVV, at page 19, Office of the R. M. C. for Greenville County, being a part of Tax District 156-Sheet WG-6.1-Block 1-Tract 33.3, being a part of a 9.6 Acre Tract, more or less, and being more particularly described as follows:

BEGINNING at an iron pin on the West side of an unnamed Street and running thence N. 72-26 W. 100.5 feet to an iron pin on line of Washington Lot; thence running along line of Washington Lot N. 10-24 E. 141.2 feet to an iron pin; thence S. 72-26 E. 118 feet to an iron pin; thence along the unnamed Street S. 17-34 W. 140 feet to the point of beginning.

BEING a part of the property of the late Jeff Ware who died Testate in February of 1964 as more particularly shown in the Probate Court Records of Greenville County, the Grantors being the devisees of the property herein conveyed.

Together with all and singular rights, members, herditaments, 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.