

OCT 3 11 15 AM 1967

BOOK 1071 PAGE 211

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, T. Walter Brashier and W. Glenn Hawkins,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ella Henry

(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 Fifteen Thousand and No/100-----

----- Dollars (\$ 15,000.00 ) due and payable

on or before September 29, 1970, with mortgagors having the right to anticipate payment of part or all of the principal balance due at any time without penalty after the calendar year of 1967,

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, in Grove Township, described as follows:

BEGINNING at an iron pin at the corner of land of Charles Brown and Mary E. Wilson and running thence N. 17 W. 145 feet to a point; thence N. 22-15 E. 262 feet to a point; thence N. 69 E. 280 feet to a point; thence N. 4 E. 270 feet to a point; thence N. 24-20 E. 468 feet to a point; thence N. 10-15 E. 505 feet to an iron pin; thence S. 80-40 East along line of C. G. Gunter 1654 feet to an iron pin; thence S. 18-30 W. 1220 feet to a persimmon tree; thence S. 82-40 W. 630 feet to an iron pin; thence S. 83-45 W. 610 feet to a stone; thence S. 82-30 W. 657 feet to the beginning corner and containing 56.80 acres, more or less.

LESS, HOWEVER: The lot previously conveyed to Alex and Sue H. Panagakos by deed recorded in the Office of the RMC for Greenville County in Deed Book 688 at Page 263.

Mortgagee hereby agrees to release any lot or lots sold by the mortgagors in consideration for the sales price of the lot or lots being applied to the principal balance due on the mortgage.

This mortgage is given as security for part of the Purchase Price.

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.