

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1095 PAGE 445

JUN 19 10 50 AM 1968
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
WHEREAS, I, Robert E. Kemp R.M.S.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards, Executors, of the Estate of E.H. Edwards

(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 Five Thousand, Seven Hundred and Fifty Eight Dollars and 03/100 cents Dollars (\$ 5,758.03) due and payable

due and payable at the rate of Fifty Dollars (50.00) per month, beginning thirty days(30) from date, until principal and interest are paid in full.

with interest thereon from date at the rate of 7 % 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 Mortgagee 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, O'Neal Township, all that certain part and parcel of land, lying and situated six miles North of Geer, S.C., in O'Neal Township, lying North side of Bruce Road, being bounded on north by Beaver Dam Creek, and lands of Dean Bruce, on the East by the remainder of the 10 Acre tract which C.L. Brown died seized and possessed with, on the South by said Beaver Dam Creek Road, and on West by W.O. and Mildred Durahm, and having the following courses and distances, to-wit:

BEGINNING on iron pin on North bank of said road, joint corner of said Durham lands and runs thence N. 61.45 E. 145 feet to a point in center of road; thence N. 52.45 E 100 feet to a nail and stopper in center of road; thence North 12.15 W 20 feet to iron pin on North bank of road; thence continuing with same course for total distance of 660 feet to iron pin on South Bank of Beaver Dam Creek (Center of Creek being line); thence up the South bank of Creek N. 48.30 W. 50.5 feet to iron pin on South bank of creek at mouth of branch; Joint corner of Durham lands; thence with Durham Lands S. 13.45 W 158 feet to iron pin; Thence S 22.00 W 172 feet; thence S 7.45 E 499.5 feet to the beginning corner and containing 2 and 92/100 (2.92) acres more or less".

This being the same property conveyed to Mortgagor by E.H. Edwards by deed dated June 12, 1967.

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.

In Anticipation to this Mortgage see R.E. Kemp 1169 page 480.

This Mortgage Assigned to Page
From Ronald K. Edwards, Ex + Hazel D. Edwards, Ex. of E.H. Edwards
on 1st day of July 19 69 Assignment recorded
in Vol. 1169 of R. E. Mortgages on Page 480
This 15 of Oct. 19 70 # 9012
This Mortgage Assigned to Ronald K. Edwards
From Hazel D. Edwards
on ✓ day of ✓ 19 ✓ Assignment recorded
in Vol. 1169 of R. E. Mortgages on Page 480
This 15 of Oct. 19 70 # 9012
This Mortgage Assigned to Edwards + Edwards
From Ronald K. Edwards
on 1st day of July 19 69 Assignment recorded
in Vol. 1169 of R. E. Mortgages on Page 480
This 15 of Oct. 19 70 # 9012