GREENVILLE CO. S. O.

BOOK 1118 PAGE 611

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MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JOHN B. DORSEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM S. COOK

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, on the southeast side of La Mont Lane near the City of Greenville, being shown as the greater portion of Lot 54 on a plat of Dixie Farms made by Dalton & Neves, Engineers, December, 1939, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book L at page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of La Mont Lane at the joint front corner of Lots 53 and 54 and running thence along the line of Lot 53, S. 27-37 E. 723.5 feet to an iron pin; thence S. 75-23 W. 173 feet to an iron pin; running thence along the line of Lot 55, N. 23-57 W. 399.9 feet to an iron pin; thence N. 9-09 W. 36 feet to an iron pin; thence N. 38-45 W. 36 feet to an iron pin in the line of Lots 54 and 55; thence continuing with the line of Lot 55, N. 23-57 W. 194.1 feet to an iron pin on the southeast side of La Mont Lane; thence along La Mont Lane, N. 26-00 E. 26 feet to an iron pin; thence along La Mont Lane, N. 63-46 E. 108.4 feet to the beginning corner.

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 thereform, 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.