

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

APR 2 2 00 PM '69

BOOK 1121 PAGE 423

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. CO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, I, Hugh Tinsley

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee under B. M. McGee Will,

(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

Four Thousand Five Hundred and No/100----- Dollars (\$ 4,500.00) due and payable \$45.00 on the first day of each and every month hereafter, commencing May 1, 1969; payments to be applied first to interest, balance to principal; due five years from date; privilege to anticipate payment at any time after one year;

with interest thereon from date at the rate of seven 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 Grove Township on Old Mill Road and containing one acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Mill Road and running thence down the center of said Road in a Westerly direction 210 feet to a nail and stopper; thence in a northwesterly direction 210 feet to a point; thence in an easterly direction on a line parallel with Old Mill Road 210 feet to a point; thence in a southerly direction 210 feet to the point of beginning.

Said property being bounded on the West, North and East by property now or formerly owned by John Henry Dogan Estate,

The above is the same property conveyed to the mortgagor, et al, by deed recorded in Deed Book 833 at page 90. Also see deed recorded in Deed Book 864 at page 636.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.