

JUN 24 4 15 PM '69

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

BOOK 1129 PAGE 451

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, THELMA D. (FOWLER) WALLACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. D. LUNSFORD

(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 & NO/100 (\$15,000.00) -----
----- Dollars (\$15,000.00) due and payable
in equal monthly installments of One Hundred Fifty & No/100 (\$150.00) Dollars each, to be applied first to the payment of Interest and the remainder to principal, commencing on the 1st day of the second month after the first draw hereunder, and thereafter on the 1st day of each and every month until paid in full.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: on the first day of each month for the following month.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagor 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, his successors and assigns: Unto R. D. Lunsford, his heirs and assigns forever,

"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, Paris Mountain Township, and on the east side of Little Texas Road, having the following metes and bounds, to-wit:

BEGINNING at an Iron Pin on the east side of Little Texas Road, approximately four-tenths of a mile northeast of its intersection with U. S. Routes 276 and 25, and running thence along said Little Texas Road N. 26-30 E., 100 feet to an iron pin; thence leaving Little Texas Road and running S. 68-30 E., 180 feet to an iron pin; thence S. 26-30 W., 100 feet to an iron pin; thence N. 68-30 W., 180 feet to the point of beginning.

This being identical property conveyed to Thelma D. Fowler by J. W. Bishop and Maude N. Bishop by Deed recorded in the R. M. C. Office for Greenville County in Deeds Book 510 at Page 244.

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, his 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.

For Value Received: