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GREENVILLE CO. S. C.

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BOOK 1120 PAGE 463

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. A. FORTNER

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

SOUTHERN BANK AND TRUST COMPANY

(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 FORTY-NINE AND

56/100-----Dollars (\$5,749.56---) due and payable

One Hundred Fifty-Nine and 71/100 (\$159.71) on the 8th day of August, 1969, and  
One Hundred Fifty-Nine and 71/100 (\$159.71) on the 8th day of each month thereafter  
until paid in full

after maturity

with interest thereon from ~~date~~ at the rate of Five (5%) per centum per annum, to be paid: after maturity.

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, containing 1.62 acres, and, according to plat made by C. C. Jones, Eng., January 18, 1961, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern intersection of Lake Drive with Hunts Bridge Road, and running thence with Hunts Bridge Road, N. 13-56 W. 100 feet; thence S. 88-34 W. 492.5 feet; thence S. 29-15 W. 85.5 feet to an iron pin on the north side of Lake Drive; thence with Lake Drive the following courses and distances, to wit: S. 43-46 E. 68.3 feet; S. 67-36 E. 64 feet; N. 88-34 E. 320.1 feet; N. 78-04 E. 59 feet; N. 67-31 E. 116 feet to the point of beginning, and being the same property conveyed to J. A. Fortner by James I. Walker recorded January 24, 1961, in Book 667, at Page 77, in the R. M. C. Office for Greenville County, South Carolina.

ALSO, All that certain tract of land located on the western side of Hunts Bridge Road, Berca Community, Greenville County, State of South Carolina, being more particularly described as follows:

BEGINNING at an iron pin on the western side of Hunts Bridge Road at the corner of the property in question and that owned by J. A. Fortner and running thence in a westerly direction 368 feet to an iron pin; running thence S. 29-15 W. 205 feet to an iron pin; thence N. 88-34 E. 492.5 feet to an iron pin on the western side of Hunts Bridge Road; thence with the western side of Hunts Bridge Road N. 13-15 W. 124 feet to an iron pin, the point of beginning.

This is the same property conveyed to J. A. Fortner by E. Inman, Master in Equity, by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 688, at Page 38,

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.

PAID IN FULL & SATISFIED, this 4 day of May 1970.