

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Jerry Lee and Barbara L McCall

(hereinafter referred to as Mortgagor) do well and truly indebted unto W. R. Williams

(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

Thirteen Thousand & No/100 - - - - - Dollars (\$ 13,000.00) due and payable

Monthly, at the rate of at least \$75.00 per month

with interest thereon from date at the rate of 6 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

All that piece, parcel or tract of land situate, lying and being in the Town of Travelers Rest, State of South Carolina, and containing 1.85 acres more or less and being more particularly described according to a plat made by W. A. Hester, L. S., June 3, 1937, and recorded in Plat Book 824, page 430 in the R. M. C. Office for Greenville County and being more particularly described according to said plat as follows:

Beginning at an iron pin on Ina Ave., thence along the center of said Avenue N. 44 E. 12.38 chains to iron pin at the junction of Ina Avenue and McElhanev Road, thence S. 54 W. 3.66 chains along the center of said Road to bend, thence S. 59 1/2 W. 2.00 chains to bend in center of said Road, thence S. 67 1/2 W. 3.00 chains to bend in center of said Road, thence S. 74 W. 3.77 chains to point in center of said Road, thence S. 20 3/4 E. 3.15 chains to stone, thence S. 66 1/2 E. 1.73 chains to iron pin at point of beginning, less .55 acre along the Southern boundary of said tract, heretofore sold to Elisabeth M. Williams, the 24th day of August, 1953 by Roy Farnham and Thos. Hubert Stokes, Recorded in Book 484, Page 315 in R. M. C. Office for Greenville County, and more fully described as follows: Beginning at an iron pin in center of Phillips Road on line of property of the estate of B. F. Goodlett and running thence S. 20 3/4 E. 3.15 to stake; thence S. 60 1/2 E. 1.73 to corner in old McElhanev Road now Phillips Road; thence along that road N. 44 E. 39 links to corner on lot number 2, according to a plat of the property of J. D. Cooper made by W.A. Hester, Surveyor, dated October 26, 1936; thence along the joint line of lots numbers 1 and 2 N. 21 W. 4.16 to corner in new road; thence along the new road in a southwesterly direction 1.38 to the beginning corner and containing .55 of an acre, more or less.

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.