

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Aug 19 2 14 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Walter K. Ellis

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. E. Nowlan

(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

Three thousand six hundred thirty five*****

Dollars (\$3635.00)

) due and payable

on the 15th day of June, 1971.

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 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:

"ALL that certain place, 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, Greenville Township, on the northern side of Gureton Street in the City of Greenville and being a portion of Lots 4 and 2, Block 6, as shown on a plat of Manstentah, recorded in Plat Book H at page 288, and also shown on a plat of the property of Walter K. Ellis made by G. C. Jones, Civil Engineer, on October 9, 1903, and having the following notes and corners to-wit:

beginning at a stake on the northern side of Gureton Street 310 feet east of the intersection of that street with McCusa Street (formerly Mitchell Street) and running thence N. 20-30 W. 100 feet to an iron pin; thence N. 63-38 E. 75.5 feet to an iron pin; thence S. 26-30 E. 160 feet to a stake on the northern side of Gureton Street; thence S. 63-35 W. 75.5 feet to the beginning corner.

Being the same property conveyed to Walter K. Ellis by deed of George K. Rowler dated October 14, 1903, and recorded in Title Book 733 at page 474, records of Greenville County, South Carolina.

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 and satisfied this 10th day of April 1970.