

GREENVILLE 00. S. C.

STATE OF SOUTH CAROLINA ^{SEP 5 11 25 AM '69}
COUNTY OF Greenville

BOOK 1136 PAGE 61

MORTGAGE OF REAL ESTATE

OLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ruth Bryant,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Floyd Bramlett, his heirs and assigns forever,

(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 Hundred and no/00

Dollars (\$ 300.00) due and payable

in full one (1) year after this date hereof.

with interest thereon from date at the rate of NO 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 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, Butler Township, about six (6) miles

Southwest from the City of Greer, South Carolina, and being a part of the W. J. Bramlett and Minerva Ross Bramlett property. (This being all of my 1/10 undivided interest in and to the following described tract of land, interest being inherited from my father, W. J. Bramlett and mother, Minerva Ross Bramlett, deceased, and being the W. E. Ross property.)

BEGINNING AT an iron pin on the Fred Hudson line and running thence N. 15-45 E. 264.8 feet to center of Ridge Road, thence N. 14-21 E. 141 feet to an iron pin, thence N. 16-15 E. 852 feet to an iron pin and stone, thence N. 62-44 E. 365.7 feet to an iron pin, thence S. with the James and Faye C. Russell line S. 28-34 E. 1205 feet to an iron pin, center of Ridge Road, thence S. 32-28 W. 479 feet to an iron pin, Lewis W. Freeman line, thence N. 29-00 W. 167 feet to an iron pin, thence S. 86-23 W. 907.8 feet to the beginning corner, and containing 24.17 acres, 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.

*Paid in full and satisfied this 7th day of
April 1970.*