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GREENVILLE 00180

BOOK 1139 PAGE 599

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 17 1 26 PM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH HALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. O.

WHEREAS, We, Sam M. Pringle and Katherine Paul Pringle

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand and No/100-----  
-----Dollars (\$ 30,000.00 ) due and payable

Due and payable six (6) months from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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, 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, in Chick Springs Township, on the eastern side of Cunningham Road, containing 9.92 acres, and which according to a plat prepared by Carolina Engineering and Surveying Company, dated July 27, 1963, may be described more particularly as follows:

"BEGINNING at a point in the center of Cunningham Road, which point is 1,187.5 feet generally north of the intersection of said Road and Old Spartanburg Road, and running thence along the center line of said road, N. 3-31 E. 128.6 feet, N. 2-05 E. 200 feet, N. 6-35 E. 100 feet, and N. 13-15 E. 147 feet; thence, leaving the center line of said Road, N. 85-47 E. 729.8 feet to an iron pin; thence S. 4-37 W. 322.5 feet to an iron pin; thence S. 17-30 E. 252.8 feet to an iron pin; and thence S. 85-54 W. 840 feet to the point of beginning;

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 Mortgagee 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 Mortgagee 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.