

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE
OCT 27 9 35 AM '69
OLLIE FARNSWORTH
R.M.C.

BOOK 1140 PAGE 413

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Kiffin R. Nannay and Shirley Ann Nannay**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Thomas D. West**

(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 -----

**Six Thousand Five Hundred & No/100 ----- Dollars (\$ 6,500.00 -) due and payable
Only interest of six per cent to be paid annually for first two years, thereafter
Eight Hundred Twelve & 50/100 - (\$812.50) Dollars plus interest on unpaid balance
to be paid on April 24**

with interest thereon from date at the rate of **six** per centum per annum, to be paid: **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 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, shown and designated as 33.6 acres on plat made for Thomas West by W.N. Willis, Engineers, from field survey by B. D. Atkins, March 21, 1969, showing courses and distances as follows:

Beginning on an iron pin near center of County Road at L.L. Hyder line and running with Hyder line North 29-30 East 278.5 feet to an iron pin; thence South 81-53 East 1835 feet to Belue Creek; thence with Belue Creek the line South 12-05 East 100 feet; South 53-30 East 70 feet; South 68-00 East 100 feet; South 41-10 West 170 feet; South 49-45 East 84 feet; South 67-17 East 181 feet; South 2-30 East 445 feet; South 33-00 West 44 feet; South 74-00 West 119 feet; to a pin near center of road; thence with the road the line North 83-37 West 118 feet; North 81-40 West 300 feet; North 69-46 West 200 feet; North 59-28 West 1200 feet; North 65-02 West 500 feet to the beginning.

The property mortgaged herein is all of the same deeded to Grantors by the Grantee April 24, 1969 and this is for purchase money.

It is mutually agreed that no timber may be cut on the premises without the written consent of Thomas D. West.

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.