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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Office of T. BRADLEY MORHAU, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

Nov 20 3 52 PM '69

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COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, TERRENCE ANNE GREER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. PHILLIPS

(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 TWENTY-FOUR THOUSAND SEVEN HUNDRED TWENTY-THREE AND 24/100ths----- Dollars (\$24,723.24) due and payable in quarterly installments of \$855.63 each,

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

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 tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 30.04 acres, according to a survey and plat made by Terry T. Dill on July 3, 1964, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Hudson Road, at corner of L.S. Wiggs lot and running thence with line of Wiggs lot and Kennedy lot S. 8-15 E. 995 feet to pin; thence N. 79-38 E. 130.5 feet to pin; thence with line of Fred Hudson property S. 22-50 E. 871 feet to iron pin; thence with line of Ross property S. 73-05 E. 312.5 feet to iron pin; thence N. 6-22 E. 1002.8 feet to pin; thence N. 8-30 E. 366 feet to pin; thence N. 0-15 W. 236 feet to pin; thence N. 17-49 W. 226 feet to pin on south side of Brown-Julian Road; thence with said road N. 72-20 W. 190.5 feet; thence N. 52-40 W. 200 feet; thence still with said road N. 79 W. 290 feet to corner of one acre lot conveyed by the Seller herein to the Purchasers herein; thence S. 16-10 E. 300 feet; thence S. 64-50 W. 147 feet to pin; thence N. 17-25 W. 271 feet to pin on southeast side of Hudson Road; thence along the southeast side of Hudson Road S. 54-18 W. to the beginning corner.

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.