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BOOK 1147 PAGE 213

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES V. STONE AND BETTY MAE H. STONE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (GREENVILLE BRANCH)

(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

SEVEN THOUSAND FOUR HUNDRED NINETEEN AND 60/100ths -Dollars (\$7,419.60) due and payable as set forth in said note

with interest thereon from date ~~of the note~~ as set forth in said note,

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 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, lying on the southwestern side of Floyd Street, near the City of Greenville, being shown as Lot 92, Section 2, Monaghan Subdivision, on a plat recorded in Plat Book GG at Page 151, and being more particularly shown on a plat of property of Robert F. Hitt prepared by J. Mac Richardson, dated February 17, 1960, and according to said plat being described as follows:

BEGINNING at an iron pin on the southwestern side of Floyd Street, at front corner of Lot 93, which pin is 203.9 feet southeast of the intersection of said street with Marion Road, and running thence with line of Lot 93, S. 38-30 W 160 feet to an iron pin; thence with the rear line of Lot 62, S. 51-30 E. 75 feet to an iron pin; thence with line of Lot 91, N. 38-30 E. 160 feet to an iron pin on the southwestern side of Floyd Street; thence with the southwestern side of Floyd Street N. 51-30 W. 75 feet to the 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 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.