

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, S. C.
MAR 13 2 02 PM '70

BOOK 1150 PAGE 173

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN;
R. H. C.

WHEREAS, We, William Benson McWhite and Lpia McKinney McWhite

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company (Fountain Inn, S. C., 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 Four Thousand - - - - -

Dollars (\$4,000.00) due and payable

as follows: \$ 97.66 on the 9th day of April 1970 and \$ 97.66 on the 9th day of each succeeding month thereafter until paid in full

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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, Fairview Township and in the Town of Fountain Inn, S. C., containing 4.35 acres, more or less, and having the following metes and bounds, according to a plat and survey made by C. O. Riddle, Surveyor, June 20, 1957, revised February 1, 1966, recorded in Plat Book MMM, at page 35, R. M. C. Office for Greenville County, S. C. to-wit:

BEGINNING at an iron pin, at or near the Southern edge of a drive way which leads off Quillen Avenue along the property hereinafter described and the property of the Thackston estate, said pin measuring a distance of 20.9 feet N. 80-20 E. from and old iron pin in the Eastern edge of said Quillen Avenue, and running thence along said driveway N. 80-20-E. 576.5 feet to a point near the center of said driveway; thence S. 22-59 E. 425 feet, crossing an iron pin in the Southern edge of said driveway 25 feet S. 22-59 E. from said point to an iron pin in or near branch; thence S. 71-00 W. 120.1 feet crossing a small branch to an iron pin; thence S. 48-30 W. 157.7 feet to an iron pin, said pin measuring a distance of 20.5 feet N. 48-30 E. from an old iron pin; thence N. 44-37 W. 496.4 feet to an iron pin; thence N. 60-55 W. 176.5 feet to an iron pin, the point of beginning, and bounded by other lands of the mortgagors, said driveway, Thackston land and lands formerly belonging to Mrs Arra Anderson Cox.

This being the identical property conveyed to the mortgagors by deed of Hazel DeWard on February 28, 1960, to be recorded herewith.

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.