

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1150 PAGE 613

COUNTY OF Greenville

MAR 23 3 45 PM '70

MORTGAGE OF REAL ESTATE

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

PURCHASE MONEY MORTGAGE

WHEREAS, ROBERT ANDERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur Harbin, Jr. dba/ Harbin Bros. Used Cars

(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 Thirteen Hundred Eighty-Four and 56/100 (\$1,384.56 Dollars (\$) due and payable \$76.92 per month, commencing on the 6th day of November, 1969, and a like amount each month thereafter, until paid in full, said payments to be applied first to interest with the balance to principal,

with interest thereon from date at the rate of 7% 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, Cleveland Township, on the Northern side of the Geer Highway (U. S. Highway #276) and being more particularly described as follows:

Beginning at a nail in cap in the center of the Church of God Road at the intersection on the north side of the Geer Hwy. (U. S. Hwy. #276), running thence up the center of the Church of God Road N. 26-30 W. 172 feet to a point in the center of the road; thence with said road N. 8-30 W. 34 feet to a nail in cap in the center of said road; thence, along the southern line of Banks lot N. 79-45 E. 440 feet to an iron pin in the back corner of Banks property; thence, N. 10-15 W. 50 feet along Banks line to an iron pin; thence, N. 82 E. 120.5 feet to an iron pin in concrete marker; thence, S. 21-45 E. 264 feet to an iron pin on right-of-way of Geer Hwy. #276; thence, along right-of-way of said Hwy. S. 81-W. 528 feet to the beginning point, containing 3.17 acres more or less per plat made by J. C. Hill, Dec. 9, 1965.

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.