

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1159 PAGE 383

JUL 1 9 44 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, ~~Woodrow Walter Conroy~~ and Rosie Beatrice Curry

(hereinafter referred to as Mortgagor) is well and truly indebted unto ~~Kenneth Clyde Mooney~~ and Rosie Beatrice Curry

(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 Seven Hundred Fifty and no/100 (\$4,750.00) -----Dollars (\$4,750.00) due and payable

in 120 monthly installments of \$57.64 with the first payment due and payable on August 10, 1970 and then thereafter each successive month and date until paid in full. All payments applied first to interest, and balance to principal

with interest thereon from date at the rate of 8 per centum per annum, to be paid: as stated above.

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, and in Greenville Township, School District 160, formerly 6E, containing two (2) acres, more or less, and being more particularly described as follows, to wit:

BEGINNING at an iron pin in the center of the Easley Bridge Road at the corner of the tract of land now or formerly belonging to Mrs. Bryson, and running thence along the center of said Easley Bridge Road, N. 44-22 W. 332.5 feet to an iron pin; thence still with the center of said road, N. 42-25 W. 151.2 feet to an iron pin; thence along the line of other property of the grantor, N. 48-30 E. 159 feet, more or less, to an iron pin at branch; thence up the branch 539 feet, more or less, to a point on said branch in line of the Bryson property; thence along the line of that property, S. 48-30 W. 201 feet, more or less, to the beginning corner. Further reference is made to a Plat of said property located at the Block Book Department, Greenville County Courthouse, 239.6-1-3.

Together with all and singular rights, members, herditaments, 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.