

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 17 1 09 PM 1910 TO ALL WHOM THESE PRESENTS MAY CONCERN;

OLLIE FARNSWORTH
R. H. C.

WHEREAS,

W. L. FARMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. L. ELLISON

(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 ----- Three Thousand Five Hundred and no/100-----

Dollars (\$ 3,500.00) due and payable

in equal monthly installments over a period of three (3) years, first payment to be due and payable thirty (30) days from date and a like amount each successive thirty (30) days for said three (3) year period, payments to apply first to interest and balance to principal.

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

ALL those pieces, parcels or lots of land with buildings and improvements thereon situate, situate, lying and being in Greenville County, South Carolina, being shown as Lots 3, 4 and the southwestern one-half of Lot 5 as shown on a plat of Ellison River Lots and having the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Sherwood Road which point is 40 feet in a northeasterly direction from the joint front corners of Lots 4 and 5 and running thence with Sherwood Road, S. 54-30 W. 40 feet; thence continuing with said Road, S. 46-11 W. 55 feet; thence continuing with said Road in a southwesterly direction 55 feet to the joint front corner of Lots Nos. 2 and 3; thence with the joint line of said lots, in a westerly direction 152.3 feet, more or less, to the center of South Saluda River; thence with the center of said River as the line in a northeasterly direction 210 feet, more or less, to a point in the center of Lot 5; thence through the center of Lot 5, S. 44-31 E. 74.6 feet, more or less, to the point of beginning.

This is a purchase money mortgage.

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.