

FILED  
GREENVILLE CO. S. C.

BOOK 1163 PAGE 87

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 11 2 46 PM '70  
MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. D. CASE

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

C. DOUGLAS WILSON & COMPANY

(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 Thousand Three Hundred and No/100 Dollars (\$ 13,300.00 ) due and payable

On or before August 10, 1971

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: Monthly, beginning six (6) months after date.

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, Town of Fountain Inn, being known and designated as Lot No. 38 in Woodfield Heights, Section 2, in accordance with Plat recorded in Plat Book "PPP", at Page 109, R. M. C. Office for Greenville County, and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin on the western side of Garrett Street, joint front corner of Lot No. 37 and running thence N. 79-10 W. 316.3 feet to iron pin; thence N. 24-01 E. 102.5 feet to iron pin; thence S. 79-10 E. 292.8 feet to iron pin on Garrett Street; thence S. 10-50 W. 100 feet to iron pin, being the point of beginning.

This being the same property as conveyed to Mortgagor by deed of Sara A. Patton dated August 10, 1970, to be recorded of even date 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.