

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1167 PAGE 367

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE S.C. THESE PRESENTS MAY CONCERN:

SEP 24 9 29 AM '70

WHEREAS, GEORGE T. LOUMOS OLLIE FARNSWORTH  
R. M. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER COMPANY, INC.

(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 Seven Thousand Seven Hundred Thirty-Three and 89/100-----Dollars (\$7,733.89) due and payable

three (3) months from date hereof

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid: quarterly

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:

tract

"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, near the Town of Mauldin, being known and designated as Tract A, on Plat of Ramsgate, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, Page 92, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern joint corner of Tracts A and B and running thence along joint line of said tracts, S. 23-43 E. 250.8 feet to an iron pin; thence S. 66-35 W. 28.5 feet to an iron pin; thence S. 6-34 W. 92.6 feet to an iron pin; thence S. 62-03 W. 73-7 feet to an iron pin; thence along the joint line of Tracts A and C; N. 46-02 W. 150.2 feet to an iron pin; thence N. 78-56 W. 104.2 feet to an iron pin; thence N. 8-23 W. 142.4 feet to an iron pin; thence N. 64-29 E. 197.1 feet to an iron pin; thence N. 72-11 E. 57 feet to an iron pin, the point of beginning, and containing 1.67 acres, more or less.

The mortgagor further grants to the mortgagee, its successors and assigns; the non-exclusive right of the use of the 18 foot wide drive and roadway leading from tract A to the 50 foot road shown on said plat, together with the non-exclusive right to the use of the said 50 foot road from the point where the same intersects with said 18 foot road to the known property line of the mortgagor's property as shown on said plat.

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.