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BOOK 1171 PAGE 221

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Edward Gosnell and Claudia Gosnell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fountain Inn 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 Three Thousand, Five Hundred Seventy-Nine & 05/100 Dollars (\$ 3,579.05 ) due and payable

in thirty-five (35) monthly installments of One Hundred and 00/100 (\$100.00) Dollars each, beginning December 1, 1970, and continuing on the like day of each month thereafter for a total of thirty-five (35) months, with final payment of \$79.05, if not sooner paid, to be paid on the 1st day of November, 1973,

with interest thereon from ~~1970~~ maturity at the rate of eight per centum per annum, to be paid: on demand

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, Fairview Township, just outside the Corporate limits of the Town of Fountain Inn, known and designated as Lot No. 18 on a Plat prepared by Lewis C. Godsey, Surveyor, February 9, 1956, entitled "Golden Strip Subdivision., Frederick W. Wenck, Owner." Said Plat of record in the Office of the R.M.C. for Greenville County, and having, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin in the Northern edge of Wenck Circle, and running thence N. 18-23 E., 195.5 ft. to an iron pin; thence N. 80-41 E., 115.4 ft. to an iron pin, back joint corner with Lot No. 19; thence S. 23-20 W., along the joint line of said Lot No. 19, 257 ft. to an iron pin on the North side of Wenck Circle, joint front corner with said Lot No. 19; thence with the Northern edge of said Wenck Circle, N. 66-40 W., 80 ft. to an iron pin, the point of beginning, and bounded by Wenck Circle, Lot No. 19 and lands of others.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 896, Page 535.

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.