

Nov 2 4 17 PM '70

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: We, Don O. Stokes and Earline Stokes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ellen M. Balcome

(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 **Thirty Five Hundred Fifty and No/100 --**

Dollars (\$ 3,550.00) due and payable

\$1,775 on 10/27, 1971 and a like amount of \$1,775.00 on 10/27, 1972.

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum to be paid: **annually**

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, Austin Township, on the South-East side of East Georgia Road (Highway 417), adjoining lands of both mortgagor and mortgagee and having according to a survey and plat made by C. O. Riddle, Surveyor in Sept. 1970, the following metes and bounds, to-wit:

BEGINNING at a R. R. Spike in the Center of Hunter Road, iron pin 25.4 feet on Bank of road, and running thence S. 45-53 W. 352.6 feet from center of road to an iron pin; thence N. 42-00 W. 231.2 feet to an iron pin; thence N. 52-15 E. 209 feet to an iron pin; thence N. 42-00 W. 312.7 feet to a point in Georgia Road; thence in Georgia Road, N. 52-15 E. 164 feet to a R. R. spike in intersection of Georgia Road and Hunter Road; thence along center of Hunter Road, S. 39-45 E. 503.7 feet to the beginning corner and being the same tract of land conveyed to mortgagors by Mortgagee by deed of even date with this instrument, to be recorded in the Greenville County R. M. C. Office, and this instrument is given to secure a balance due on the purchase price of said tract of land.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.