MORTGAGE OF REAL ESTATE—Mann, Poster, Astrone Building, Greenville, S. C. OREENVILLE CO. S. C.

STATE OF SOUTH CAHOLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

R. M. C.

WHEREAS, we, H. J. Martin and Joe O. Charping,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Alford,

with interest thereon from at the rate of eight (8%) per centum per annum, to be paid: annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

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All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 14 of Greenfields, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, in Plat Book "XX," Page 103, reference to which plat is hereby made for a more particular description thereof.

The above-described property is part of the same conveyed to the Mortgagors by deed of W. H. Alford, and this mortgage is given to secure payment of a portion of the purchase price.

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 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 heireinabove 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.

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This Mortgage Assigned to Frat Oredmont Bank & Suc
From Les, Jey, Olles 201
on 22 147 of Remarks on mark 110
in Vol of R t Mangages on rate
This 32 of June 1971. # 31204