MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1173 PAGE 157

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.H.C.

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

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

(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 --
Two Thousand and No/100-- Dollars ($ 2,000.00) due and payable
One Thousand Dollars ($1,000.00) one hundred twenty (120) days after date and the balance of One Thousand Dollars ($1,000.00) to be paid in annual instalments of Two Hundred Dollars ($200.00), with the first payment to be due and payable sixteen mos. after the date hereof, and a like amount each year thereafter, with the privilege to anticipate at any time,

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 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:

~~XXXX hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of~~

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 20 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 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 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.