

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

LILLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK GUARINO

(hereinafter referred to as Mortgagor) is well and truly indebted unto LILLIAN L. McDONALD

(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

TWENTY-SIX THOUSAND AND NO/100-----Dollars (\$26,000.00 ) due and payable

in ten equal semi-annual installments, payable in full five years from date

with interest thereon from date at the rate of Seven per centum per annum, to be paid: semi-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, in Austin Township, on the southwestern side of Mill Road, being known and designated as Tract #4 of property of Mrs. J. T. Leopard, prepared by R. B. Bruce, said plat to be recorded herewith in the R.M.C. Office for Greenville County and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mill Road at the joint front corner of Tract 3 and 4 and running thence with the line of Tract #3, S. 30-57 W. 942.2 feet to a point in the center line of a branch at the joint rear corner of Tract 4 and 3 and property of Madge Leopard, thence with the center line of said branch with the rear corner of property of Madge Leopard S. 34-43 E. 272.5 feet to a point at the center of said branch, thence N. 41-05 E. 766.4 feet to a point at the rear corner of Tract #5, thence with Tract #5 N. 58-27 W. 150 feet more or less, to a point, thence still with the line of Tract #5 N. 41-05 E. 300 feet to a point at center of Mill Road, thence with center of Mill Road N. 58-27 W. 285.8 to beginning corner. Said tract containing 6.8 acres more or less.

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.