

STATE OF SOUTH CAROLINA  
GREENVILLE CO. S. C.  
COUNTY OF Greenville

BOOK 1180 PAGE 159

MORTGAGE OF REAL ESTATE

FILED  
FEB 5 2 29 PM '71  
OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James W. Styles & Patricia B. Styles

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred P. & Vivian W. Styles

(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

-----Six Thousand & No/100-----Dollars (\$ 6000.00 ) due and payable

at the rate of Eighty-Five & No/100 (\$85.00) Dollars per month

with interest thereon from date at the rate of no interest per centum per annum, to be paid:

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, Bates Township, near Bates Crossing, on the western side of State Highway No. 414 (Tugaloo Road) and having, according to survey made by T. T. Dill, dated June 17, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of State Highway 414 on the right-of-way of the G. & W. Railroad and running thence with said right-of-way N 64-30 W 185.7 feet to an iron pin; thence S 07-10 E 161.5 feet to an iron pin; thence along property of Wallace S 67-53 E 180 feet to an iron pin (which iron pin is situate 148 feet north of Brooks Drive); thence along the western side of said highway N 07-10 W 148 feet to the point of beginning and being the same conveyed to Tambrie Amos and Muriel Amos in Deed Book 764, Page 281.

This is that same piece of property conveyed to the said Fred P. Styles & Vivian W. Styles by Deed of the said Tambrie Amos & Muriel Amos on February 6, 1970, being recorded in REC Office for Greenville County, State of South Carolina, in Book 884, Page 47.

The above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Courthouse.

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.