

APR 1 12 32 PM '71
MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1185 PAGE 317

OLLIE FARNSWORTH
STATE OF SOUTH CAROLINA } R.M.C.
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, -----Thomas G. Cross-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---M. T. Clark and Nellie M. Clark---

(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 --Eight Thousand, Two Hundred, Fifty and No/100-----
-----Dollars (\$8,250.00--> due and payable

\$100.00 per month beginning thirty days from date and a like amount each successive thirty days until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right to anticipate the full amount or any part thereof at any time

with interest thereon from date at the rate of Seven per centum per annum, to be paid monthly

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 on the northwesterly side of Tindal Road and being identically the same property conveyed to mortgagor by deed of even date herewith and having the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Tindal Road approximately 424 feet northeast from Langston Creek and running thence N. 68 W. 563 feet; thence N. 69-43 W. 61 feet; thence S. 22-53 W. 377.6 feet to the center of Langston Creek; thence with the center of Langston Creek as the line the following courses and distances, to-wit: S. 68 E. 46 feet; S. 74-51 E. 85 feet; S. 79-51 E. 121.7 feet; S. 29-51 E. 53.3 feet; S. 66-46 E. 28.3 feet; thence leaving said creek N. 38-07 E. 208 feet; thence S. 65-58 E. 210 feet to a point on Tindal Road; thence with Tindal Road N. 33-20 E. 216 feet to the point of beginning.

There is situate on the above described property one 1968 Shelby Mobile Home, 12 x 60, bearing Serial No. 8601624H, and Certificate of Title No. 4993013 and it is understood and agreed that this mortgage shall constitute a lien over said mobile home.

It is agreed that when this mortgage is reduced by the sum of \$4,000.00 the trailer herein described shall be released and discharged from said mortgage.

THIS IS A PURCHASE MONEY MORTGAGE.

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 96

SATISFIED AND CANCELLED OF RECORD

19 19 DAY OF Aug 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:50 O'CLOCK P M. NO. 5249