

GREENVILLE (00 S. C.)

STATE OF SOUTH CAROLINA

MAY 31 9:57 AM '71

BOOK 1192 PAGE 595

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN H. MAY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Tyra Bowling

(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

FIVE THOUSAND AND NO/100----- Dollars (\$5,000.00) due and payable

ten (10) days from date of this mortgage

with interest thereon from date at the rate of \_\_\_\_\_ 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, in Bates Township, State of South Carolina, about one mile west of Renfrew Mills, being known and designated as Lot No. 2 on a plat of the property of I. H. Philpot recorded in Plat Book "T" at page 427 in the RMC Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Old White Horse Road, at the joint front corner of Lts Nos. 1 and 2, and running thence along the line of Lot No. 1, S. 76-30 W. 341 feet to a point, iron pin, on the South Carolina Highway No. 250; thence with said Highway, N. 29-15 W. 110 feet to an iron pin; thence continuing with said Highway N. 36-30 W. 150 feet to an iron pin; joint rear corner of Lots 2 and 3; thence with line of Lot No. 3, N. 76-30 E. 446 feet to a point, iron pin, on the Old White Horse Road; thence with said Old White Horse Road S. 7-30 E. 243 feet to the point of beginning; and containing two and 2 and 2/10 (2.2) 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.

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