STATE OF SOUTH CAROLINA Greenville HYRTE CO. S. C.S.

MORTGAGE OF REAL EST

1 15 PM 1961 TO ALL WHOM THESE PRESENTS MAY CONCERNS

OLLIE FARNSWERTH

I, Robert E. Kemp

B.H.Edwards (hereinafter referred to as Mortgagor) is well and truly indebted un to

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's premise incorporated herein by reference, in the sum of Four thousand and eight hundred Dellars (\$ 4800.00

at the rate of Forty; and no/100 (\$40.00). each monthumntil principal and has been paid in full, beginning 30 days from date.

with interest thereon from date at the rate of 7%

per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as my be advanced to for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purp

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 Mortgager in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby ack ed, 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 therein, situate, lying an

being in the State of South Carolina, County of
"All that certain part and parcel of land, lying and situate in six miles of Greer, S. C. in O'Neal Township, lying north side of Bruce road, Being bounded on north by Beaver Dam Creek, and lands of Dean Bruce, on the East by the remainder of the IO acre tract which C. L. Brown died siezed and possessed with, on the south by said Beaver Dam Creek Road, and on West by W. O. and Mildred Durham, and having the following courses and distances, to-wit:

BEGINNING ON iron pin on North bank of said road, joint corner of said Durham lands and runs thence N. 6I.45 E. I45 feet to a point in center of road; thence N. 52.45 E. IOO feet to a nail and stopper in center of road; thence north I2.I5 W. 20 feet to iron pin on north bank of road; thence continuing with same course for total distance of 660 feet to iron pin on South Bank of Beaver Dam Creek (Center of Creek being line); thence up the South bank of Creek N. 48.30 W. 50.5 feet to iron pin on south bank of creek at mouth of branch; Joint corner of Durham lands; thence with Durham Lands S. 13.45 W. 158 feet to iron pin; thence S. 22.00 W. 172 feet; thence S. 7.45 E. 499.5 feet to the beggining corner and containing 2 and 92/IOO (2.92) acres, more or less."

This being the same Property conveyed to Mortgagor by E. H. Edwards by deed dated June 12 - 1967, and yet to be recorded.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or expertaining, and of all the rents, issues, and profits which may arise on be had thereform, 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 flens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or