MORTGAGE OF REAL ESTATE-Offices of FYFALE OFFICE ANTOROUSE at Law, Grecoville, S. C. BOOK 1148 PAGE '73

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 11 11 48 AH '70 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORGIALL WHOM THESE PRESENTS MAY CONCERN.
R. H. C.

WHEREAS.

BILLIE ANN-MULLINAX

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

WILLIAM J. McCOY

(hereinafter referred to as Morigagee) as evidenced by the Morigagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventeen Hundred Fifty and no/100 ----

Dollars (\$ 1750.00) due and payable

on or before twelve months from date;

with interest thereon from date at the rate of 8% per centum per annum, to be paid Annually.

WHEREAS, the Morigagor may hereafter become indebted to the said Morigagee for such further sums as may be advanced to or for the Morigagor'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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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, bounded by lands of Birdie Shirleyon on the north, W. A. Jones, Jr. on the west, Lawrence Looper on the south, and running along Keeler Bridge Road on the east, and having the following courses and distances: Beginning on an iron pin on the side of Keeler Bridge Road known as the north east corner; thence S. 57-00 West 800 feet, S. 34-00 E., 377 feet; thence N. 55-00 E., 827 feet; thence N. 38-37 W., 350 feet.

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 litted 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 Mortgageo, 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 Mortgagor forever, from and against the Mortgagor and all persons whomseover lawfully claiming the same or any part thereof.