STATE OF SOUTH CAROLINA

FILED GREENVILLE'CO. S. O. BOOK 1148 PAGE 79

MORTGAGE OF REAL ESTATE
FEB | | 4 34 PH 77 OLL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, CARL C. PROSER

Dollars (\$ 52,000.00 ) due and payable

As provided in said promissory note.

## WHICH STREET STATES AND ADDRESS OF THE STREET, WHICH STREE

## X8EXISERDESISSIONISCONDER YAYBANBAMIN

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in contideration 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 recolpt whereof is hereof exhowledged, 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, City of Greenville, and being described as follows:

- 1. That lot fronting on the east side of South Main Street, being designated on the County Block Book as Lot 8, Block 5, Page 59, together with the mortgagor's right, title, and interest in and to any alleys and building or party walls, being the same conveyed to the mortgagor by Ruth Jones Windsor; The First National Bank & Trust Company of Augusta as Trustee for William B. Jones under Trust Agreement, dated May 6, 1964; and The First National Bank & Trust Company of Augusta as Trustee for Harryette Palmer Jones (now by marriage Harryette Jones Garrison) under Trust Agreement, dated July 5, 1946, by deed to be recorded herewith.
- 2. That lot fronting on the south side of East Court Street, being designated on the County Block Book as Lot 6, Block 5, Page 59, together with the mortgagor's right, title, and interest in and to any alleys and building or party walls, being the same conveyed to the mortgagor by William B. Jones; Ruth J. Windsor; and The First National Bank & Trust Company of Augusta as Trustee for Harryette Jones Garrison (formerly Harryette Palmer Jones) under Trust Agreement, dated July 5, 1946, by deed to be recorded herewith.

\*JONES GARRISON (FORMERLY HARRYETTE PALMER JONES) UNDER TRUST AGREEMENT, DATED JULY 5, 1946.

Together with all and singular rights, mambers, 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 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 Mortgages, its heirs, successors and assigns, forever,

The Mortgagor covenants that it is fawfully seized of the premises harcinabove described in fec simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbe, the same, and that the premises are free and clear of all liens and encumbrances except as provided herion. 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 whomosever lawfully claiming the same or any part thereof,