BOOK 1170 PAGE 51

STATE OF SOUTH CAROLINA
COUNTY OF (INCOMPTINE)

REENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

UCT 20 1 56 PH '70 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R. M. C.

WHEREAS, Wallace Turner

(hereinafter referred to as Mortgagor) is well and truly indebted un to Jimy Lee Lell

(hereinafter referred to as Mortgages) 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 Two Thousand Six Hundred and no/100 Dollars (\$ 2,600.00 ) due and payable

as follows: Two Thousand One Hundred and no/100 (\$2,100.00) Dollars to be repayable by June 1, 1971, with one payment in the amount of Five Hundred and no/100 (\$500.00) Dollars due and payable ninety days from date of this instrument.

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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 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 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 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, being shown as Lot 11, Section Four of Richmond Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "JJJ", Page 81. Reference to said plat is hereby craved for a more particular description.

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 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 select 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.