

FILED
GREENVILLE CO. S. C.

BOOK 1175 PAGE 359

Mortgage on Real Estate 770

MORTGAGE

OLLIE FARNSWORTH
R. M. C.
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Herbert A. Merritt and Nannie Mae D. Merritt,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, S. C. (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 Four Thousand Six Hundred and no/100's -----

DOLLARS (\$ 4,600.00), with interest thereon from date at the rate of eight (8%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 Pickens, Greenville, in Gantt Township, on the South side of the old Anderson Road (State Highway No. 81) and being known and designated as the front portion of Tract No. 18-A of the property of E. R. Parker and being a portion of Dixie Farms according to plat thereof prepared by Dalton & Neves, December 1939 and recorded in the R.M.C. Office for Greenville County in Plat Book "L", at page 5, and having according to a plat of the property of W. F. and Lorine Snyder prepared by Piedmont Engineering Service October 31, 1952, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of Old Anderson Road (S.C. Highway No. 81) at the joint front corner of Tracts Nos. 18 and 18-A (said point being witnessed by iron pin 28 feet on line) and running thence along the joint line of Tracts Nos. 18 and 18-A, S. 35-30 E. 228.6 feet to the center of a branch (said point being witnessed by iron pin 10 feet on line); thence following said branch as the line N. 53-48 E. 165.2 feet to a point on the line of Tract No. 19 (said point being witnessed by iron pin 8 feet on line); thence along the joint line of Tracts Nos. 18-A, and 19, N. 32-54 W. 223.8 feet to a point in the center of S. C. Highway No. 81 (said point being witnessed by iron pin 28 feet on line); thence along the center of S. C. Highway No. 81 S. 55-25 W. 175 feet to an iron pin at the joint front corner of Tracts Nos. 18 and 18-A, the point of BEGINNING; being the identical property conveyed to Herbert A. Merritt and Nannie Mae D. Merritt by William W. Gorman by deed dated November 9, 1966, recorded in Book of Deeds 809, at page 132, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."