

FILED
GREENVILLE, S. C.
APR 13 4 55 PM '71
MORTGAGE OF REAL ESTATE
BOOK 1186 PAGE 475

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 207 PETTIGRU STREET, GREENVILLE, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, CLARENCE EARLEY

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

(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 and No/100----- Dollars (\$ 4,000.00) due and payable

on December 15, 1972

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: annually.

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 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 piece, parcel or tract of land together with buildings and improvements thereon, containing 25.65 acres, more or less, situate, lying and being near the Jordan Road on the Spartanburg-Greenville County line in Greenville County, South Carolina, being shown and designated as Tract No. 9 on a Map of a Subdivision of the Jesse V. Henson Farm, made by H. S. Brockman, Surveyor, dated April, 1931, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a stone on the Spartanburg-Greenville County line, in the line of Tract No. 8 and running thence with Tract No. 8, and the Ottie Henson land, S. 2-06 W., 1134 feet to a stake on the Spartanburg County line; thence with the line of Tract No. 10, N. 77-54 W., 1025.2 feet to a stake; thence N. 3-19 E., passing an iron pin on the line, 1104.3 feet to a stone (gone); thence S. 78-22 E., 997 feet to a stone, the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deed of Maudie Henson, et al, and by deed of Frank P. McGowan, Master in Equity, to be recorded herewith.

Together with all and singular rights, members, hereditaments, 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 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 liens and encumbrances except as provided herein. 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 whomsoever lawfully claiming the same or any part thereof.