MORTGAGE OF REAL ESTATE-SHIPE MATTHE COTTE, Ottorneys at Law, Greenville, S. C.

BOOK 1207 PAGE 243

COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ----Garcie Cash and Pauline H. Cash---

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---C. S. Timmerman and Frankie S. Timmerman ---

\$122.74 per month, beginning thirty days from date and a like amount each month thereafter until paid in full, the entire balance due and payable on or before six years from date, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time without

with interest thereon from date at the rate of Eight per centum per annum, to be paid monthly

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 lot of land in Greenville County, State of South Carolina, being known and designated as a portion of Lots Nos. 126 and 127 as shown on a plat of Camellia Park No. 4, recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 117, and being more particularly described according to a recent survey prepared by C. C. Jones, Engineer, as follows:

BEGINNING at an iron pin on the South side of the Easley Bridge Road which pin is 144 feet Northeast of the intersection of Easley Bridge Road and Cole Road and running thence with the Southern side of Easley Bridge Road, N. 54-23 E. 75 feet to an iron pin; thence S. 16-40 E. 76.1 feet to an iron pin; thence S. 0-26 W. 109.1 feet to an iron pin; thence N. 89-09 W. 56.8 feet to an iron pin; thence N. 10-50 W. 139.7 feet to the point of beginning.

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 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.