

FILED
GREENVILLE CO. S. C.

BOOK 1208 PAGE 195

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 29 3 11 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. WALTER BRASHIER

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. C. GIBSON AND ANALANE C. GIBSON

(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 Twenty-Two Thousand and No/100-----
-----Dollars (\$ 22,000.00) due and payable

on or before September 17, 1976

with interest thereon from date at the rate of Six (6%) 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:

those

"ALL ~~THE~~ certain pieces parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots 24, 25, 26, 27, 28, 29, 34, 39, 40, 41, 42, Portion of 43, 46, 47, 48, 52, 54, 55, 56, 62 and Portion of 63, on Plats of Elletson Acres, which plats are recorded in the RMC Office for Greenville County, South Carolina, in Plat Books "EE" and "QQ", Page 161 and Pages 4 & 5, and having, such metes and bounds as shown thereon. Lot 24 is 20.1 feet on Lowndes Ave. being a triangular strip.

It is agreed by the parties hereto that the mortgagee will release upon the payment of \$3,000.00, any lot as requested by the mortgagor. However, the following shall be considered one lot and as a building site:

Lots 46, 47 & 48	1 Building site
Lot 62	1 Building site
Lot 63, less a triangular corner at the rear thereof	1 Building site
Lot 56	1 Building site
Lot 55	1 Building site
Lot 54	1 Building site
Lot 52	1 Building site
Lot 29	1 Building site
Lot 28	1 Building site
Lots 27 & 26	1 Building site
Lot 25 & Part Lot 24	1 Building site
Lots 39, 40, 41, 42 and Part Lot 43 & Lot 34	1 Building site

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 whatsoever lawfully claiming the same or any part thereof.