MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & MCPHERSON, Attorneys at Law BOOK 1210 PAGE 641

STATE OF SOUTH CAROLINA CREENVILLE CO. S. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE) OCT 21 10 14 AM ACTIWHOM THESE PRESENTS MAY CONCERN;

OLLIE FARNSWORTH

WHEREAS, Edwin L. Stroud & James R. Gore

(hereinafter referred to as\_Mortgagor) is well and\_truly indebted unto Jessie B. Batson & Mary E. Casman

in ten (10) equal annual installments of Eighteen Hundred & No/100ths (\$1,800.00) Dollars each. The first installment being due on June 1, 1972, and a like installment of Eighteen Hundred & No/100ths (\$1,800.00) Dollars on June 1, of each succeeding year thereafter until paid in full

with interest thereon from date at the rate of

per centum per annum, to be paid: semiannually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages 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 those certain four lots of land known as Lots 1, 2 and 2A as shown on plat of property of Mary Casman made by James C. Hill and also lot shown as Louise Green Lot on plat recorded in Plat Book S at page 171 and when said lots are described together have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hunts Bridge Road and running thence with Hunts Bridge Road S. 7-25 E. 310 feet to an iron pin; thence continuing with the western side of Hunts Bridge Road 105 feet to an iron pin; thence N. 66-25 W. 410.6 feet to pin; thence N. 47-55 E. 171 feet to pin; thence N. 53-40 W. 49.6 feet to an iron pin; thence N. 65 E. 257.2 feet to the point of beginning.

Said premises being shown as Lots 73, 74 and 74-1 of Block 1, page B7 of the County Block Book and also Lot 13, Block 1, page B7 of the County Block Book and being the same lots conveyed to Jessie B. Batson by deed recorded in Deed Book 743 at page 84 and to Mary Casman by deeds recorded in Deed Book 790 at page 561, Deed Book 743 at page 80 and Deed Book 601 at page 55, respectively.

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 lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbes 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 fawfully claiming the same or any part thereof.