

MORTGAGE OF REAL ESTATE
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

REC'D FEB 10 4 23 PM 1972
 MORTGAGE OF REAL ESTATE
 OLLIE FARNSWORTH
 R.M.C. THESE PRESENTS MAY CONCERN:

WHEREAS, Oliver B. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. D. Auld

(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 Forty-Two Thousand and No/100 Dollars (\$ 42,000.00) due and payable

\$18,000.00 on principal plus interest one (1) year from date, and \$18,000.00 on principal plus interest two (2) years from date, with the balance being due and payable three (3) years from date. Mortgagor shall have no right of anticipation.

with interest thereon from _____ date at the rate of 7% 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 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 Greenville, in Paris Mountain Township, on the eastern side of White Horse Road, and being shown on Plat prepared by Carolina Surveying Company, dated February 10, 1972, and containing 37.14 acres (including that portion lying within the road right-of-way) and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of White Horse Road in the line of property now or formerly owned by H. L. Rosamond, et al, and running thence S. 79-30 E. 791.9 feet to an iron pin; thence S. 39-30 E. 415.8 feet to an iron pin; thence N. 80-45 E. 186.8 feet to an iron pin; thence N. 55-0 E. 282.5 feet to an iron pin; thence S. 79-30 E. 1263.9 feet to a point on the bank of Reedy River; thence along Reedy River as the line, the traverse course and distance being S. 12-41 W. 350 feet to a point; thence along the line of property now or formerly of Annice Mc. Keatley S. 88-29 W. 2735.2 feet to a point in the center of White Horse Road; thence along the center of said Road as follows: N. 10-12 E. 166.4 feet to a point; thence N. 7-38 E. 275.4 feet to a point; thence N. 5-06 E. 482 feet to the point of beginning.

This is a purchase money Mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.