FILED
GREENVILLE CO. S.C.
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM F. FINNELL AND GRACE A. FINNELL

hereinafter referred to as Mortgagor(s) well and truly indebted unto MARY LEONARD HUGHES AND FRANCIS E. HUGHES

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 ----------

THREE THOUSAND AND NO/100THS----------Dollars $ 3,000.00--- to be paid

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of SEVEN 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, maintenance, improvements, or 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 indebtedness now owing by the Mortgagor to the Mortgagee, and such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, maintenance, improvements, or other purposes, not exceeding in the aggregate the original amount of this mortgage, 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, containing 6.5 acres, more or less, on Gilder's Creek, shown on a plat prepared by W. A. Adams, Surveyor, September 1914, as Tract No. 8, and having the following courses and distances:

BEGINNING at a pin on the Mill Road, and thence S. 75-30 E. 7.40 chains to a stone; thence N. 37-30 E. 6.40 chains to the tail race for said mill; thence N. 18-00 E. 2.90 chains to a stone; thence N. 68-45 W. 5.78 chains to a stone; thence S. 81-30 W. 3.65 chains to a sweet gum near the forks of the road; thence S. 38-30 W. 3.60 chains to a stake; thence S. 28-30 W. 5.00 chains to the point of beginning.

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 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.

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