

MORTGAGE OF REAL ESTATE

MORTGAGE

FHA FORM NO. 6175b

(Farm Mortgage)

STATE OF SOUTH CAROLINA,) ss:

COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, L. L. Pursley, of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor and Elizabeth C. Pursley, are well and truly indebted unto THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of New Jersey, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of TWENTY-EIGHT HUNDRED & NO/100 Dollars (\$2,800.00), with interest from date at the rate of four and one-half per centum (4 1/2%) per annum on the unpaid balance until paid, principal and interest being payable at the office of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, in Newark, N. J. or at such other place as the holder hereof may designate in writing, in (monthly) installments of TWENTY-ONE AND 42/100 Dollars (\$21.42), commencing on the first day of March, 1941, and a like amount on the first day of each and every month, in each year thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 1956.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being about 9 miles North of the City of Greenville, in Paris Mountain Township, County of Greenville, State of South Carolina, on the North side of Little Texas Road, containing according to a plat thereof prepared by R. E. Dalton, January 30, 1941, 29.604 acres, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the North edge of the Little Texas Road, and running thence N. 00° 30' E. 708 feet to an iron pin, corner of property of O. M. Ewins; thence with said Ewins line, N. 68° 30' W. 140 feet to an iron pin; thence still with said Ewins line S. 24° 20' W. 261 feet to an iron pin; thence S. 4° 30' E. 204 feet to a stake in private road; thence S. 33° 30' W. 329.7 feet to an iron pin on the West edge of said private road; thence N. 64° 00' W. crossing a small branch 181.5 feet to an iron pin; thence still with said O. M. Ewins line, S. 18° 45' W. 906 feet to a point on shoals in center of Hillhouse Creek; thence with the center of said Hillhouse Creek to an iron pin the traverse line thereof being N. 60° 45' E. 465.5 feet; thence continuing with said Creek N. 66° 20' E. 124 feet to a stake in Little Texas Road; thence N. 56° 10' E. to and with the center of the old location of road 421 feet to a stake; thence continuing with the old location or road N. 74° 40' E. 352.5 feet to a stake on the North edge of Little Texas Road, the beginning corner.

This is the same property that was conveyed to the mortgagor herein by deed of W. S. and Jesse Bishop by deed dated June 10, 1938, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 204 at page 280.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinbefore described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever.

The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in an amount equal to one or more (monthly) payments on principal that are next due, on any periodic payment date; provided, however, that written notice of intention to

Released the road same 1945 J. J. America