

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 945 PAGE 209

JAN 7 2 42 PM 1964
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. O.

WHEREAS, I, L. M. Gillespie

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. G. Causey, Otis R. Causey and Lowell H. Tankersley

(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

Fifty Six Hundred and no/100 - - - - - Dollars (\$5600.00) due and payable in semi-annual installments of \$500 beginning 6 months from date, last payment to be due and payable on or before Jan. 1, 1969, mortgagor reserving the right of anticipating the entire amount or any balance thereof at anytime without penalty. It is understood that mortgagees, L. C. Causey & Otis R. Causey, shall share 1/2 of the proceeds from the mortgage equally, and mortgagee, Lowell H. Tankersley, shall receive the remaining 1/2 of the proceeds hereof with interest thereon from date at the rate of SIX (6%) per centum per annum, to be paid semi-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, Greenville Township, about one and one-half (1-1/2) miles northeast of Greenville County Court House, having the following metes and bounds, to-wit:

BEGINNING at a stake corner of A. S. Duncan; thence S. 80 1/2 W. 4.32 chains to stake xom; thence S. 9 E, 4.62 chains to stake Xhm; thence N. 81 1/2 E. 4.23 chains to pine XOM; thence N. 9 W. 4.64 chains to beginning corner, and containing two (2) acres, more or less, also one other piece containing ten (10) feet square, on the south corner of the above two (2) acres, and bounded by lands of L. M. Gossett, Joseph Edwards, J. C. Smith, A. S. Duncan and an unnamed street.

It is understood and agreed by mortgagor and mortgagees that should mortgagor subdivide the within described property, mortgagees will, upon the sale of the lot(s) release the individual lot(s) from the lien of this mortgage at a release price to be agreed upon at the time of such sale.

THIS IS A PURCHASE MONEY MORTGAGE

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 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.

Paid in full and satisfied Aug. 26, 1968.
L. G. Causey
Lowell H. Tankersley
Otis R. Causey
Witness Vida Osteen
James W. Jewell
3 Sept 68
Ollie Farnsworth
4:40 P 5390