

JAN 9 10 48 AM 1969

OLLE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Eugene L. Evans and Kay E. Evans

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards

(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 Thirteen Hundred Dollars

Dollars (\$ 1,300.00) due and payable

in full Jan 4, 1972, with interest due each year beginning June 30, 1969,
June 30, 1970, and June 30, 1971

with interest thereon from date at the rate of 7 % per centum per annum, to be paid: Monthly

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, Chicksprings Township, lying on the East side of Hillcrest Drive. Beginning on an iron pin on the East bank of Hill Crest Drive, Wingo's corner, and runs thence with the East side of Hill Crest Drive, N. 6-21 E. 215 feet to an iron pin on the east bank; thence S. 83-39 E. 129.6 feet to an iron pin, old corner of the George lot; thence a new line S. 30-30 E. 197.2 feet to an iron pin on the old line of lots 3 and 4; thence with the dividing line of lots No 3 and 4 of the Brannon Subdivision S. 67-45W, 120 feet to iron pin, joint corner of lots 3 and 4 and on the line of lot No 1 of the Brannon Subdivision and on the line dividing line of Lot No 1 and 4 and 5, N. 27-00 W, 133.3 feet to an iron pin, joint corner of lots 1 and 5 of the Brannon Subdivision and on the line of Lot No. 8 of the R.B. Vaughn Subdivision; thence with the dividing line of Brannon and Vaughn lands (old line) S. 37-37 W. 131 feet to the beginning corner, containing 0.77 of one acre, more or less. This is the same conveyed to Ansel Hughes by J.F. Dean by deed recorded in deed book 283 page 253, greenville county R.M.C. Office

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, Chick Springs Township, located about 3 miles from Greer, lying on the east side of Hill Crest Drive. Beginning on an iron pin on the east side of Hill Crest Drive, joint corner of Ansel Hughes (Above) lot and runs thence with the East side of Hillcrest Drive, N 6-21 E. 15 feet to an iron pin on the east bank of the said drive; thence S. 83-39 E 129.6 feet to an iron pin, new corner; thence S 74-00 E 206.2 feet to an iron pin, joint corner of lot this day conveyed to Thomas C. Hampton thence with the dividing line of the Hampton lot and this lot S 23-30 80 feet to an iron pin on the dividing line of lots 3 and 4 of the L.B. Brannon subdivision; thence with the said line, S. 67-45 W. 143.5 feet to an iron pin, joint corner of the Ansel Hughes lot line, N. 30-30 W, 197.2 feet to an iron pin, joint corner of the Ansel Hughes lot; thence another line of the Ansel Hughes lot No. 83-39 W. 129.6 feet to the beginning corner and containing (0.56) acres more or less. This is the same land conveyed to Ansel Hughes by J.F. Dean recorded in deed book 342 page 67 Greenville County R.M.C. Office.

Also All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, about 3 miles West of Greer, S.C. on the East side of Hill Crest Drive. Beginning on an old iron pin on the East Bank of the said Hill Crest Drive, joint corner of above described and runs thence S. 83-45 E, 125.3 feet to an old iron pin; thence another line with above described S 73-25 E, 73 feet to an old iron pin on line of the above described lots and being the joint corner of the Hampton lot; thence with the Hampton line, N. 58.15 E. 120.6 feet to an iron pin on the said line; thence a new line N. 76-15 W, 295 feet to a new iron pin on the east bank of the said Hill Crest Drive; thence with the east margin of the said Hill Crest Drive, S. 6-15 W, 100 feet to the beginning corner.

This is the same conveyed to Ansel Hughes by James F. Dean by deed recorded in deed Book 542 page 7, Greenville County R.M.C. Office.

This is the same property conveyed to us by Ansel Hughes by deed dated to be recorded in the R.M.C. Office for Greenville County.

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.