

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

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

FILED
APR 2 2 43 PM '68

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

WHEREAS, OLLIE FARNSWORTH
we, Debtors D. R. Boling and Carl L. Whaley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jerry L. Brown

(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 five thousand and no/100-----
-----Dollars (\$ 5,000.00) due and payable

at the rate of \$600.00 every three months hereafter until paid in full,

with interest thereon from date at the rate of seven per centum per annum, to be paid: quarterly:

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, State of South Carolina, and in Butler Township, and being a portion of Tract No. 8 of a subdivision of the John L. Green and Annie L. Green Estates according to a survey and plat by W. J. Riddle, Surveyor, dated January, 1943, and recorded in the R. M. C. Office for Greenville County in Plat Book "N" at page 153, and being a portion of that property designated as Property of A. L. Tinsley on plat prepared by Webb Surveying and Mapping Co., dated June 2, 1964; and the property herein conveyed having the followings metes and bounds:

BEGINNING at an iron pin on County Road at the joint front corner of property now or formerly of Burnside and running thence with the line of said property, S. 26-00 E. 741 feet to iron pin on line of property of T. C. Woods; thence with property of T. C. Woods, S. 54-39 W. 160 feet to an iron pin; thence with line of property of Green, N. 26-02 W. 550.3/18 at a point on said line; thence N. 72-22 E. 130 feet to a point; thence N. 26-02 W. 240 feet to a point on County Road; thence with said County Road, N. 72-22 E. 30 feet to the beginning corner.

Greenville County has a fifty ft. right-of-way for said road as per instrument executed by Furman Brezeale and others recorded in the R. M. C. Office for Greenville County in Deed Book 863 at page 11.

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.