

AUG 19 3 22 PM '69

BOOK 1134 PAGE 405

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

**OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE**  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wooten Construction Company, Inc.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Standard Homes Corporation, its successors and assigns forever,

(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 **Seven thousand two hundred forty-seven and eight/100** and **Six thousand five hundred twenty-two and thirty-seven/100** Dollars, **7,247.08** and **6,522.37** on demand.

with interest thereon from date of the sale of **7%** per centum per annum, to be paid: on demand.

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, situated on the South side of Clark

Avenue, about one mile South of the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being lot no.

82 as shown on plat by R. E. Jordon, R. S., dated August 12, 1969, to be recorded herewith, and having the following courses and distances, to wit:

BEGINNING at an iron pin, front corner of lot #83 on the bank of Clark Avenue and running thence S. 35-30 W. 100 feet to an iron pin, front corner of lot #81, thence S. 54-30 W. 170 feet to an old iron pin, thence N. 35-30 E. 100 feet to an old iron pin, the rear corner of lot no. 83, thence along line of lot 83 N. 54-30 W. 170 feet to the point of beginning.

I hereby name, constitute and appoint John D. Epperly and John M. Rollins to act as Trustees in the event of Foreclosure of this Mortgage.

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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 and satisfied in full 6/11/70.  
American Standard Homes Corporation*