

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1137 PAGE 579

SEP 25 11 26 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, we, J. Maurice George and Lou T. George,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Corrine B. George,

(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

Three Thousand Five Hundred - - - - - Dollars (\$3,500.00) due and payable

in monthly installments of Fifty (\$50.00) Dollars each, commencing November 1st, 1969, and on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of six 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 will 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, in Paris Mountain Township, containing 1.66 acres, more or less, and having, according to a survey made by W.D. Neves, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Poorhouse Road, corner of the Hudson land and running thence with the center of said Road, S. 50 E. 153 feet to an iron pin at bend of said road; thence S. 89 E. 86 feet to an iron pin at bend in said road in line of Liscombe property; thence still with the center of said road, N. 45-30 E. 117.5 feet to a bend in said road; thence still with the center of said road, N. 22 E. 207 feet to an iron pin in the center of said road; thence N. 63-30 W. 316 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land immediately adjoining the above described tract, and being described as follows:

BEGINNING at an iron pin in the center of Poorhouse Road at the corner of the above tract and running thence S. 34-30 W. 37 feet to an iron pin on the South side of Poorhouse Road; thence S. 47-15 E. 46 feet to an iron pin, corner of land of Liscombe; thence N. 47-E. 37 feet to an iron pin in the center of Poorhouse Road, in the line of the above tract; thence with the center of said Poorhouse Road, and with the line of the above described tract, N. 50 W. 50 feet, more or less to the beginning corner.

This is the same property conveyed to the mortgagor by deed from Lillie F. Otto, dated September 23rd, 1969, and recorded simultaneously herewith.

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.