

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 3 10 26 AM '69
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1141 PAGE 141

WHEREAS, Thelma K. Eshleman

(hereinafter referred to as Mortgagor) is well and truly indebted unto
A.P. Guillermin

(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 Two Hundred and Twenty-----00/100 Dollars (\$ 5,220.00) due and payable

in installments as follows:

Beginning on Dec. 1, 1969, in the amount of \$87.00, and the same amount to be due and payable on the first day of each subsequent month thereafter until a total of 60 payments have been made,

with interest thereon from ^{due} date at the rate of 7 per centum per annum ~~XXXXXX~~

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 place, 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, on the northwest side of the Old Spartanburg Road near the city of Greenville, S.C., being known and designated as lots Nos. 7 and 8 on a plat of property of B.F. Trammell prepared by J.C. Hill, Surveyor, on Dec. 8, 1950, and recorded in the R.M.C. Office of Greenville County in Plat Book FF, page 43, and having according to said plat the following metes, bounds, courses, and distances, to wit:

BEGINNING at an iron pin on the northwest side of Old Spartanburg Road at the joint of corner of lots nos. 6 and 7 and running thence with the joint line of said lots, N 36-30 W, 303.2 ft. to an iron pin on the line of Vaughn property; thence with the line of that property, S 27 W, 291.5 ft., to an iron pin; thence still with the line of said property S 3 W, 162 ft., to an iron pin on the Old Spartanburg Road; thence with said road, N 62-45 E, 276.7 ft., to an iron pin corner of lot no. 7; thence still with said Old Spartanburg Road, N 53 E, 100 ft. to the beginning corner.

The above is the same property conveyed to the MORTGAGOR by deed dated July , 1968, by Maurice L. Eshleman.

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 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.