

Nov 6 10:33 AM '69

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

WALTER W. GOLDSMITH & SARAH S. GOLDSMITH

(hereinafter referred to as Mortgagee) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifty-nine Thousand and No/100-----

Dollars (\$ 59,000.00) due and payable

on demand, with interest due and payable at the rate of 9 1/2% per annum, to be computed and paid monthly on the 10th day of each and every month commencing on December 10, 1969, and monthly thereafter,

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Western side of Keith Drive and the Southeastern side of South Pleasantburg Drive (South Carolina Highway No. 291) In the City of Greenville, Greenville County, South Carolina being shown as a portion of property on a plat entitled "Property of Walter W. Goldsmith and Associates" made by Dalton & Neves, Engineers, dated May, 1947, and revised by C. C. Jones, Engineer, on July 21, 1947, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W, page 2, and having according to a more recent plat entitled "Survey for Walter W. Goldsmith and Sarah S. Goldsmith" dated October 22, 1969, made by Carolina Engineering & Surveying Company, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Keith Drive (said iron pin being located S. 40-54 E., 72 feet, S. 21-56 E., 114.8 feet, and S. 15-55 E., 28.4 feet, from the Northwestern corner of the intersection of Keith Drive with South Carolina Highway No. 291) and running thence along the Western side of Keith Drive, S. 15-55 E., 21.6 feet to an iron pin; thence S. 15-38 E., 41.8 feet to an iron pin; thence S. 15-38 E., 81.6 feet to an iron pin; thence S. 20-02 E., 80 feet to an iron pin; thence S. 42-11 W., 148 feet to an iron pin; thence N. 47-49 W, 140 feet to an iron pin; thence N. 0-36 W., 52.3 feet to an iron pin; thence N. 68-23 W., 97.0 feet to an iron pin on South Pleasantburg Drive (S. C. Highway No. 291); thence along the Southeastern side of said Highway, N. 21-30 E., 200 feet to an iron pin; thence leaving said Highway and running S. 67-56 E., 60 feet to an iron pin; thence S. 77-33 E., 100.4 feet to an iron pin, the beginning corner, being a part of property conveyed to Walter W. Goldsmith by deed of E. Inman, Master, recorded in the RMC Office for Greenville County, S.C. In Deed Book 310, page 347.

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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.