

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DEC 16 1 10 PM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN: I, Betty Pridmore Walls of Greenville County, since remarriage, Betty Walls Coleman

WHEREAS, I, Betty Pridmore Walls of Greenville County, since remarriage Betty Walls Coleman

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Hopkins, Fountain Inn, S. C.

(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

Two hundred seventy-seven and 08/100- - - - - Dollars (\$ 277.08) due and payable

in monthly installments of \$23.09 each beginning Dec. 15, 1969 and continuing for twelve months. Due Nov. 15, 1970.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: maturity

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, beginning at an iron pin on the North corner bordering the land of Ethel Pridmore, in the center of the Babbtown Road and running thence S. 50-45 W. 220 feet to an iron pin along and adjacent to the land of Ethel Pridmore; thence S. 21-48 E. 100 feet to an iron pin, thence N. 50-45 E. 220 feet to a nail in the center of the Babbtown Road; thence N. 21-48 W. 100 feet along the center of the Babbtown Road to the point of beginning. This is according to a Plat made by J. C. Hill, L. S. 805 and recorded in Plat Book CCC, page 21.

This being that same piece of land conveyed to Betty Pridmore Walls by Ethel Pridmore by her deed dated Sept. 29, 1962 and recorded in the office of the R.M.C. for Greenville County in Book 709 at page 246.

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.