

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

Dec 31 11 53 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WILLIAM C. HAMMOND
OLLIE FARNSWORTH

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ANNIE C. HAMMOND

(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 THIRTY-FOUR THOUSAND & NO/100

-----Dollars (\$34,000.00) due and payable as provided in the Note,

with interest thereon from date at the rate of Five per centum per annum, to be paid: As provided in the Note.

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

ALL that certain piece, parcel, or tract of land, with all the improvements thereon, situate, lying, and being on the Eastern side of Augusta Road, in Greenville County, South Carolina, which is Tract No. 2 as shown on a plat of a survey of the Estate of S. P. Campbell dated September, 1926, and which is described more particularly as follows.

BEGINNING at a stake in an unnamed road, which is the Easternmost corner of the property, and running thence S. 20-45 W., 659 feet, crossing a branch, to a stake; thence N. 68-30 W., 3,305 feet to a stake at or near the center line of Augusta Road; thence N. 18-35 E., 359.5 feet to a stake; thence N. 4-30 E., 563 feet to a stake at or near the center line of Augusta Road; thence N. 12-30 E., 332 feet to a stake at or near the center line of Augusta Road; thence S. 58 E., 2,467 feet to a stone; thence S. 59-15 E., 262 feet to an iron pin; thence S. 63-39 E., 852 feet, crossing a branch, to the stake at the point of beginning.

There are excepted from the property described hereinabove the following property.

1. The property conveyed by Annie Campbell Hammond to J. F. Rampey by Deed dated April 8, 1954, and recorded in Deed Book 497, Page 328.
2. The property taken by the South Carolina State Highway Department in the relocation of Augusta Road, to the East of the lie of it as shown on the plat mentioned and described hereinabove.

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.