

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. H. C.

WHEREAS, I, Jo Ann R. Howard, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. W. Morrison and Eliza Morrison

(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 Twelve Thousand, Four Hundred and No/100-----
----- Dollars (\$ 12,400.00) due and payable

in monthly instalments of Eighty-Seven and 65/100 (\$87.65) Dollars each, beginning on the first day of February, 1970 and continuing on the first day of each succeeding calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest thereon from date at the rate of SEVEN 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 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, Bates Township, on the eastern side of Elizabeth Drive, containing 1.2 acres, and having, according to a plat prepared by Terry T. Dill, Reg. C. E. & L. S., January 13, 1970 and recorded in the R. M. C. Office for Greenville County in Plat Book 4-D, at Page 77, the following metes and bounds, to-wit:

"BEGINNING at a nail and cap in the center line of Elizabeth Drive, which point is 85 feet in the direction S. 9-35 E. from the point where the center line of Elizabeth Drive intersects the boundary line of mortgagees' property, and running thence along the line of other property belonging to the mortgagees, crossing an iron pin on the edge of Elizabeth Drive at 25 feet, N. 80-55 E. 122.0 feet to an iron pin in the center line of a Greenville City Water Works right-of-way; thence along the center line of said right-of-way, S. 44-54 E. 288.9 feet to an iron pin; thence along the line of other property belonging to the mortgagees herein, S. 78-25 W. 289.3 feet to a nail and cap in the center line of Elizabeth Drive; thence along the center line of Elizabeth Drive, N. 9-35 W. 247.0 feet to the beginning corner; being the same conveyed to the mortgagor by the mortgagees by deed of even date, to be recorded 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 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.