

FEB 9 4 13 PM '70

BOOK 1147 PAGE 613

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Henry C.

Eaton and Ruth Eaton of Greenville County

WHEREAS, We, Henry C. Eaton and Ruth Eaton of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ellen Austin King

(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

Four thousand two hundred fifty and no/100- - - - - Dollars (\$ 4250.00) due and payable
in monthly payments of \$100.00 and accumulated interest. When such payments are not paid
when due the entire balance shall become due and collectable. Payments to begin March 1, 1970
and continue on the first day of each month thereafter.

with interest thereon from date at the rate of 8 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 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, Oaklawn Township, near Polzer and on the South side of Highway 8 leading from the Ware Place to Polzer, and being the Eastern part of the Mary Ellen Austin King home place, the lot herein conveyed is described as Lot "B" on plat made by F. F. Fagsdale, Surveyor, January 24, 1970, to be recorded in the R.M.C. office for Greenville County, and having the following courses and distances to wit:

BEGINNING at iron pin on Ada Bennett line, and joint corner of lots "A" and "B" as shown by said plat and running thence along the Eastern line of Lot "A" N. 11-30 E. 104.9 feet to cap in center of Highway No. 8, Iron pin on South side of Highway 8, 24.6 feet from center of highway, thence along center of highway S. 86-56 E. 54.3 feet to cap in center of Highway, Iron pin 31 feet from center of highway; thence along Truman Lollis line S. 13-00 W. 820 feet to iron pin; thence S. 84-30 W. 9.2 feet to iron pin on Fred King line; thence along the Fred King line N. 40-06 W. 491.3 feet to Iron Pin, thence N. 54-36 W. 193.0 feet to iron pin, beginning corner, containing five and forty-six one hundredths acres (5.46) more or less according to the above survey and plat, bounded on the North by S. C. Highway "8", on the East by land of Truman Lollis, on the South by Fred King and Ada Bennett, on the West by Lot "A", this plat.

This being that same piece of land conveyed to us by Mary Ellen Austin King by her deed of even date and recorded along with this mortgage.

Together with all and singular rights, members, hardiments, 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.